

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2002

Wilmington Housing Authority – nc001v02

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Wilmington

PHA Number: NC001

PHA Fiscal Year Beginning: (mm/yyyy) 4/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☒ Other (list below)
Section 8 Office

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☒ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)

The Wilmington Housing Authority is the leader in promoting affordable housing opportunities for low and moderate-income families and is committed to offering quality housing choices and economic opportunities for the residents of Wilmington.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☐ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
 - ☐ Reduce public housing vacancies:
 - ☐ Leverage private or other public funds to create additional housing opportunities:
 - ☐ Acquire or build units or developments
 - ☐ Other (list below)
- ☐ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☐ Improve public housing management: (PHAS score)
 - ☐ Improve voucher management: (SEMAP score)
 - ☐ Increase customer satisfaction:

- ☐ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - ☐ Renovate or modernize public housing units:
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)
-
- ☐ PHA Goal: Increase assisted housing choices
- Objectives:
- ☐ Provide voucher mobility counseling:
 - ☐ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☐ PHA Goal: Provide an improved living environment
- Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☐ Implement public housing security improvements:
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☐ PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- ☐ Increase the number and percentage of employed persons in assisted families:

- ☐ Provide or attract supportive services to improve assistance recipients' employability:
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☐ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

WHA Goals: EQUAL OPPORTUNITY ISSUES

1. Use the tenant-based assistance program to expand housing opportunities beyond areas of traditional low-income and minority concentration.
2. Operate the Authority in full compliance with all Equal Opportunity laws and regulations and affirmative action to ensure fair equal treatment of all applicants, residents, tenant based participants, employees and vendors.

Objectives:

1. Mix our public housing development populations as much as possible with respect to ethnicity, race, and income.
2. Achieve our Section 3 goals.

WHA Goals: EXPANSION OF STOCK ISSUES

1. Assist our community with increasing the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our Consolidated Plan.

Objectives:

1. By December 31, 2001:
 - a. Build or acquire twenty (20) new rental affordable housing units for the residents.
 - b. Assist ten (10) families in moving from rental to homeownership.
 - c. Apply for our first tax credit allocation.
 - d. Locate at least two partners, non-profit or for-profit, locally or nationally-based. These partners will work with us on the acquisition, improvement and/or development of additional housing opportunities.
1. By March 31, 2004
 - a. Construct one new affordable housing rental community.
 - b. Build or acquire forty (40) units for conversion to homeownership.

WHA Goals: FISCAL RESPONSIBILITY ISSUES

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.
2. Reduce dependency on federal funding.
3. Increase outside funding sources for housing and resident opportunities.

Objectives:

1. By December 31, 2000, implement an effective anti-fraud program.
2. Between April 1, 2000 and March 31, 2004, maintain an adequate amount in our operating reserves.
3. After March 31, 2001, operate so that income exceeds expenses every year.
4. By March 31, 2004, reduce its dependence on HUD by raising \$500,000 from non-HUD sources.

WHA Goals: MAINTENANCE ISSUES

1. Maintain our public housing developments in a decent condition to meet the Housing Quality Standards as set forth by HUD or better.
2. Deliver timely and high quality maintenance service to the residents who reside in our public housing developments.

Objectives:

1. By December 31, 2001:
 - a. Create and implement a preventative maintenance program.

- b. Create an appealing up-to-date environment on all of our developments.
 - c. Achieve and maintain an average response time of two (2) working days in responding to emergency work.
 - d. Achieve and maintain an average response time of three working (3) days in responding to routine work orders.
1. By December 31, 2001, be in compliance with the Housing Quality Standards.
 2. By December 31, 2002, develop and implement a resident self-help program.

WHA Goals: MANAGEMENT ISSUES

1. Be a high performer as defined by HUD.
2. Maintain the Authority in full compliance with applicable statutes and regulations.

Objectives:

1. HUD shall continue to recognize the Authority as a high performer.
2. Promote a motivating work environment with capable and efficient team of employees to operate as CUSTOMER FRIENDLY and fiscally prudent leader in the affordable housing industry.
3. By December 31, 2001, have our waiting list of sufficient size in order to fill our public housing units within ten (10) days of them becoming vacant.
4. By December 31, 2002:
 - a. Make our public housing units more marketable to the community.
 - b. Decrease the percentage of accounts receivables by 50%.
 - c. Achieve and sustain an occupancy rate of 98%.
 - d. Implement an asset management plan.

WHA Goals: MARKETABILITY ISSUES

1. Enhance the marketability of the public housing units.
2. Make public housing the affordable housing of choice for the very low-income residents in our community.

Objectives:

1. Become a more customer-oriented organization resulting in a higher level of customer satisfaction.
2. By December 31, 2000:
 - a. Remove all graffiti within one (1) working day of discovering it.
 - b. Achieve greater curb appeal for all of our public housing developments by improving its landscaping and lawn care.

WHA Goals: PUBLIC IMAGE ISSUES

1. Enhance the image of public housing in our community.
- Objectives:**
1. Continue the *Community* newsletter published by the Authority.
 2. Between April 1, 2000 and March 31, 2004, the Authority's leadership shall speak to at least twenty (20) civic, religious, or fraternal groups to explain how valuable they are to the community.
 3. Between April 1, 2000 and March 31, 2004, increase the number of positive stories submitted to the local media about the Housing Authority and its residents.

WHA Goals: SECURITY ISSUES

1. Provide a safe and secure environment in all our public housing developments.
 2. Improve resident and community perception of safety and security within our public housing units.
- Objectives:**
1. Refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem
 2. By December 31, 2000 reduce crime on all our developments.
 3. By December 31, 2001, reduce crime in our developments by 25%.

WHA Goals: SUPPORTIVE SERVICE ISSUES

1. Improve access of public housing residents to services that support economic opportunity and quality of life.
 2. Improve economic opportunity (self-sufficiency) for families and individuals who reside in our housing and assist them in their individual self-sufficiency goals.
- Objectives:**

1. Apply to at least two funding sources for grant funds each year. These funds will allow us to expand our Family Self-Sufficiency program and our homeownership program.
2. By December 31, 2001:
 - a. Assist thirty (30) families voluntarily move from assisted to unassisted housing.
 - b. Assist our resident organizations in strengthening their Organizations and helping them develop their own mission statement, goals, and objectives.
1. By December 31, 2002, have effective, fully functioning resident organizations in every public housing development.
2. By March 31, 2004, 2004:
 - a. Implement new partnerships in order to enhance services to our residents.
 - b. Our community centers shall be more effectively utilized to provide resident services as measured by increasing their utilization.
 - c. Ensure that supportive services opportunities are available to every public housing resident.
 - d. Assist 100 families to move from subsidized housing.

WHA Goals: TENANT BASED HOUSING ISSUES

1. Expand the range and quality of housing choices available to participants in our tenant based assistance program.
- Objectives:**
1. By December 31, 2000, establish a program to help people use its tenant-based program to become homeowners.
 2. By December 31, 2001, achieve and increase a utilization rate in our tenant based program.
 3. By December 31, 2002, implement an aggressive outreach program to attract at least 50 new landlords to participate in our program.
 4. By March 31, 2004, increase the concentration of our voucher holders by having 25% of them living in other than low-income areas.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary.....	1
ii. Table of Contents	1
1. Housing Needs.....	5
2. Financial Resources.....	11
3. Policies on Eligibility, Selection and Admissions.....	13
4. Rent Determination Policies.....	22
5. Operations and Management Policies	26
6. Grievance Procedures	29
7. Capital Improvement Needs.....	30
8. Demolition and Disposition	32
9. Designation of Housing	33
10. Conversions of Public Housing.....	34
11. Homeownership	35

12. Community Service Programs.....	37
13. Crime and Safety	39
14. Pets (Inactive for January 1 PHAs).....	42
15. Civil Rights Certifications (included with PHA Plan Certifications).....	42
16. Audit.....	42
17. Asset Management.....	42
18. Other Information.....	43

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☐ Admissions Policy for Deconcentration
- ☒ nc001a01: FY 2002 Capital Fund Program Annual Statement
- ☒ nc001b01: FY 2002 Capital Fund Program 5 Year Action Plan
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☒ nc001c01: Brief Summary in meeting its Missions and Goals
- ☒ nc001d02: Resident Membership of PHAs Governing Board
- ☒ nc001e01: Membership of Resident Advisory Board
- ☒ nc001f01: Implementation of Public Housing Resident Community Service
- ☒ nc001g01: Section 8 Homeownership Capacity Statement
- ☒ nc001h01: Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☒ nc001i01: Pet Policy Statement
- ☒ nc001j01: Voluntary Conversion Initial Assessment
- ☒ nc001l01: Performance Evaluation Reports for Period Ending 9/30/01:
NC19P001707, NC19P001708, NC19P00150100
- ☒ nc001n02: Performance Evaluation Reports -Period Ending 9/30/01:
NC19R00150100
- ☒ nc001o02: Performance Evaluation Reports -Period Ending 9/30/01:
NC19R00150101
- ☒ nc001p01: (6) Deconcentration and Income Mixing Template

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☐ Other (List below, providing each attachment name)
- ☒ **nc001k001: Community Services and FSS Programs**

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Income Analysis of Public Housing Covered Developments	Annual Plan
X	RASS Follow-up Plan	Annual Plan
X	WHA Reorganizational Plan	Annual Plan

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	3,836	5	4	4	N/A	N/A	N/A
Income >30% but <=50% of AMI	2,072	5	4	3	N/A	N/A	N/A
Income >50% but <80% of AMI	2,584	3	3	2	N/A	N/A	N/A
Elderly	1,702	5	5	5	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity W	4,603	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity B	3,713	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity H	62	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: Consolidated Housing and Community

Development Plan - FY 2001-2002 Annual Action Plan

- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☒ Other sources: (list and indicate year of information)

Community Plan 2000 – City of Wilmington

Summary Report on Affordable Housing in City of Wilmington - April 2001

**B. Housing Needs of Families on the Public Housing and Section 8
Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- ☐ Section 8 tenant-based assistance
- ☒ Public Housing
- ☐ Combined Section 8 and Public Housing
- ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

Housing Needs of Families on the Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	186		124
Extremely low income <=30% AMI	134	72.0	
Very low income (>30% but <=50% AMI)	42	22.6	
Low income (>50% but <80% AMI)	9	4.8	
Families with children	16	8.6	
Elderly families	154	82.8	
Families with Disabilities	54	29.0	
Race/ethnicity W	25	13.4	
Race/ethnicity B	159	85.5	
Race/ethnicity Indian/Alaskan	1	.5	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	87	46.8	
2 BR	66	35.5	
3 BR	22	11.8	
4 BR	8	4.3	
5 BR	2	1.1	
5+ BR	0		
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	859		187
Extremely low income <=30% AMI	651	75.8	
Very low income (>30% but <=50% AMI)	184	23.6	
Low income (>50% but <80% AMI)	5	.6	
Families with children	612	71.3	
Elderly families	490		
Families with Disabilities	265	30.8	
Race/ethnicity W	205	23.9	
Race/ethnicity AA	646	75.2	
Race/ethnicity I	5	.6	
Race/ethnicity A/P	3	.3	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

How long has it been closed (# of months)? 4 Months

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☐ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community

- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

**Financial Resources:
Planned Sources and Uses**

Sources	Planned \$ Planned Uses
1. Federal Grants (FY 2002 grants)	
a) Public Housing Operating Fund	5,026,954
a) Public Housing Capital Fund	2,397,512
a) HOPE VI Revitalization	
a) HOPE VI Demolition	
a) Annual Contributions for Section 8 Tenant-Based Assistance	8,033,112
a) Public Housing Drug Elimination Program (including any Technical Assistance funds)	350,847
a) Resident Opportunity and Self-Sufficiency Grants	500,000
a) Community Development Block Grant	200,000
Infrastructure for Jervay	
a) HOME	N/A
Other Federal Grants (list below)	
j) HOPWA	28,800
Housing – People w/AIDS	
i) Federal Home Loan Bank	

5. Non-federal sources (list below)		
Investment Income	150,000	PH Operations
Total Resources	35,224,223	

ALL SOURCES OF FUNDING ONLY COVER FEDERAL HOUSING PROGRAMS
(Rental/TK3/Section 8)

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: **(3 months)**
- ☒ Other: (describe) **At Application**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Other (describe) **Medical**

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
- ☐ PHA development site management office
- ☒ Other (list below) **WHA Application Office, 1601 S. 13th Street**

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☐ Two
- ☒ Three or More

- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
☐ Overhoused
☐ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☒ Other: (list below) **Deconcentration/Income Targeting**

c. Preferences

1. ☐ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☒ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below) **Graduates of transitional housing programs**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1. Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☒ 2 Working families and those unable to work because of age or disability
- ☒ 1 Veterans and veterans' families
- ☒ 1 Residents who live and/or work in the jurisdiction
- ☒ 1 Those enrolled currently in educational, training, or upward mobility programs
- ☒ 2 Households that contribute to meeting income goals (broad range of incomes)
- ☒ 2 Households that contribute to meeting income requirements (targeting)
- ☒ 2 Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☒ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list) **PreOccupancy Counseling**

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☒ Other (list) **Upon request of WHA**

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug-related activity
- ☐ Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- ☐ PHA main administrative office
- ☒ Other (list below) **1020 Rankin Street, Wilmington, NC**

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: **Extend up to 60 additional days if requested by tenant or applicant.**

(4) Admissions Preferences

- a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☐ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- Homelessness
- 1 High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) N/A

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☒ Other (list below) **Tenant Bulletin**

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
- ☒ Other (list below) **Individual correspondence to active recipients**

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☒ For the earned income of a previously unemployed household member

☒ For increases in earned income

☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

☒ For household heads

☒ For other family members

☒ For transportation expenses

☒ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments

☐ Yes but only for some developments

☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)
N/A

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply) N/A

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
- ☐ Never
 - ☐ At family option
 - ☒ Any time the family experiences an income increase
 - ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
 - ☒ Other (list below) **Family Composition is required at all times**

- g. ☒ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR **(Two, three and four bedrooms)**
- ☒ 100% of FMR **(0 Bedroom and 1 Bedroom)**
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☒ Other (list below)

The Voucher Payment Standards for the two, three and four bedrooms are calculated at less than 100% of the FMR to help save on HAP monies. The Voucher Payment Standards amounts are competitive to the area rentals and have caused no hardship on applicants locating affordable units.

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☒ Other (list below) **To accommodate the exception rent approval in Sept. 97, by the Greensboro HUD Office**
- d. How often are payment standards reevaluated for adequacy? (select one)
- ☒ Annually
- ☐ Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50
- b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows: **Mr. Benjamin J. Quattlebaum was hired as the Executive Director in November 2001. The Board of Commissioners approved a Reorganizational Plan at the January 2002 Board Meeting. A brief description of our restructure is that the Assistant Executive Director**

reports directly to the Executive Director. Seven Directors report to the Assistant Executive Director: Director of Finance, Human Resources, Management/Maintenance, Administration, Development, Resident Services, and Section 8/Tenant Services. Fifteen Chiefs report to the Directors. (On Display at WHA Offices– Supporting Documentation)

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1,416 units of PH	316
Section 8 Vouchers	1,572 vouchers	182
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	1,416 units PH Safety and Security	500
HOPWA	Housing people with aids	7
Capital Fund	1,416 PH Capital Improvements	224
Resident Opportunity & Self Sufficiency	1,416 families Services to all families	141
Youthbuild	20-25 youth between the ages of 16-24. Provide construction Trade Training under HOPE VI Program	22
Governors Crime Prevention	130 Youth between the ages of 8-15 – provide Youth Woodworking Training	130
Federal Home Loan Bank	25 families – Provide homeownership down payment assistance	12

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- Admissions and Continued Occupancy Policy
- Blood Borne Disease Policy
- Capitalization Policy
- Check Signing Policy
- Commissioners Ethics Policy
- Community Space Policy
- Criminal Records Management Policy
- Disposition Policy (Included in Procurement Policy)
- Drug Free Policy (Included in Personnel Policy)
- Equal Opportunity Policy
- Ethics Policy (Included in Personnel Policy)
- Fire Policy
- Fund Transfer Policy
- Hazardous Materials Policy
- Individual Development Accounts Policies/Procedures
- Identification Badge Program (Included in ACOP)
- Investment Policy
- Maintenance Policy (Pest Control Policy included)
- Natural Disaster Policy
- NCIC Policy
- Screening & Eviction for Drug Abuse and Other Criminal Activity (Included in ACOP)
- Personnel Policy
- Procurement Policy
- Public Records Policy
- Media Policy
- Resident Initiatives Statement of Policies and Procedures
- Safety and Crime Prevention
- Safety and Health Program Policy

(2) Section 8 Management: (list below)

- Administrative Plan - Section 8

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- ☐ PHA main administrative office
 - ☒ PHA development management offices
 - ☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- ☐ PHA main administrative office
 - ☒ Other (list below) **Section 8 Office - 1020 Rankin Street**

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ **The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment nc001a01.**

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ **The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment nc001B01**

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **Robert S. Jervay Place**
2. Development (project) number: **NC19P001003**
3. Status of grant: (select the statement that best describes the current status)
 - ☐ Revitalization Plan under development
 - ☐ Revitalization Plan submitted, pending approval
 - ☒ Revitalization Plan approved 10/30/01
 - ☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- ☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

Robert S. Jervay Place

- ☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:
- Dove Meadows Property – WHA has purchased this property. We propose to build between 200-250 homeownership units on the site, with approximately 20 units of rental housing for the elderly on the site. This will**

be done with monies we will receive from an Upfront Grant for this property.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development

☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other

than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Robert S. Jervay Place
1b. Development (project) number:	NC19P001003
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	(9/13/01)
5. Number of units affected:	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants

- ☐ 26 - 50 participants
- ☐ 51 to 100 participants
- ☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☒ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 07/03/2000

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☒ Preference/eligibility for public housing homeownership option participation
- ☒ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

NOTE: SEE ATTACHMENT “nc001K001” – TABLE OF COMMUNITY SERVICES AND FAMILY SELF-SUFFICIENCY PROGRAMS

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☒ Informing residents of new policy on admission and reexamination
 - ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

All Developments: Nesbitt Courts, Taylor Homes, Houston Moore, Hillcrest, Solomon Towers, Crekwood South, Rankin Terrace, and Vesta Village.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below)

On-site Resource Centers; additional security cameras; enhanced lighting; parking policy; ID Badge Policy; revised screening and eviction procedures for drug related activity.

1. Which developments are most affected? (list below)

Nesbitt Courts, Taylor Homes, Houston Moore, Solomon Towers, Hillcrest, Creekwood South, Rankin Terrace, and Vesta Village.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

All Developments: Nesbitt Courts, Taylor Homes, Houston Moore, Hillcrest, Solomon Towers, Creekwood South, Rankin Terrace, and Vesta Village.

D. Additional information as required by PHDEP/PHDEP Plan N/A

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)

- ☐ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☒ Comprehensive stock assessment
- ☐ Other: (list below)

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☒ **Attached at Attachment (nc001d01) RAB Comments**
- ☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. **The changes that have been made and will be made through the funding of DEG or the Capital Fund Program do not affect the PHA Plan.**

Through fungibility in the Capital Fund Program, residents expressed their need for Screen Doors – Screen Doors and Steel Doors will be moved forward and will be done in the coming year. Asbestos Abatement was discussed which will be addressed in the coming year. Security issues were discussed and some of the issues have already been taken care through the DEG Program Funding and other issues will be addressed in the coming year.

- ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
- ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **(City of Wilmington, NC)**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Wilmington and WHA are committed in working together to building more affordable housing for low income families in our area with the completion of Jervay Place our HOPE VI development and our plans for the development of Dove Meadows.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

19. Definition of “Substantial Deviation” and “Significant Amendment or Modification” [903.7(r)]

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not included in the current Annual Statement or a 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- additions of new activities not included in the current PHDEP Plan; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities

Note: Any regulatory changes will be made to WHA policies or procedures as a matter of ongoing administration and will not be considered to constitute a significant amendment or modifications for purposes of the WHA Agency Plan.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimate Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

**Annu
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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPR HF) Part 1:

PHA Name: The Housing Authority of the City of Wilmington, NC	Grant Type and Number Capital Fund Program Grant No: NC19P001707 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY-1998
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Original
Annual
Statement
for
Reserve
Development
Accounts/
Emergency
Reserve
Annual
Statement
(revision
no: 3)

Performance
and
Evaluation
Report
for
Period
Ending:
9/30/01
Final
Performance
and
Evaluation
Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ 69,500.00	\$ 93,011.88	\$ 93,011.88	\$ 93,011.88
	Management Improvements Hard Costs				

4	1410 Administration	\$ 259,753.95	\$ 274,928.65	\$ 274,928.65	\$ 274,928.65
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 142,125.00	\$ 99,716.66	\$ 99,716.66	\$ 99,716.66
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 15,005.94	\$ 287,957.30	\$ 287,957.30	\$ 287,957.30
10	1460 Dwelling Structures	\$ 1,619,633.06	\$ 1,414,375.63	\$ 1,414,375.63	\$ 1,414,375.63
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 5,000.00	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 94,000.00	\$ 65,601.20	\$ 65,601.20	\$ 65,601.20
13	1475 Nondwelling Equipment	\$ 77,598.05	\$ 82,364.62	\$ 82,364.62	\$ 82,364.62
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 36,900.00	\$ 1,560.06	\$ 1,560.06	\$ 1,560.06
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines.....)	\$ 2,319,516.00	\$ 2,319,516.00	\$ 2,319,516.00	\$ 2,308,436.00
21	Amount of Line 20 Related to LBP Activities	\$ 43,000.00	\$ 43,292.76	\$ 43,292.76	\$ 43,292.76
22	Amount of Line 20 Related to Section 504 compliance	\$ 50,284.74	\$ 64,918.56	\$ 64,918.56	\$ 64,918.56
23	Amount of Line 20 Related to Security –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ 5,000.00	\$ 681.76	\$ 681.76	\$ 681.76
25	Amount of Line 20 Related to Energy Conservation Measures	\$ 494,523.93	\$ 424,015.27	\$ 424,015.27	\$ 424,015.27
26	Collateralization Expenses or Debt Service	\$ -	\$ -		

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the City of Wilmington, NC			Grant Type Capital Fund Program Grant No: NC19P0017 07 Replacement Housing Factor Grant No:			Federal FY of FFY-1998	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
00	COMPUTER SOFTWARE - MGMT IMPRV		1408		\$ 5,000.00	\$ 14,782.09	
00	COMPUTER SOFTWARE - CGP		1408		\$ 8,500.00	\$ 5,590.40	
00	SECTION 3/ESF POSITION		1408		\$ 40,000.00	\$ 53,319.63	
00	TRAINING - CGP		1408		\$ 13,500.00	\$ 15,770.00	
00	SUNDRY EXPENSES		1408		\$ 2,500.00	\$ 1,410.30	
00	MANAGEMENT IMPROVEMENTS		1408		\$ -	\$ 469.00	
00	TRAINING - MGMT IMPROVEMENTS		1408		\$ -	\$ 1,670.46	
00	SALARIES & BENEFITS		1410		\$185,247.00	\$141,959.07	

**Annual
Statement/
Performan
ce and
Evaluation
Report
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PHA Name: The Housing Authority of the City of Wilmington, NC		Grant Type Capital Fund Program Grant No: NC19P0017 07 Replacement Housing Factor Grant No:			Federal FY of FFY-1998	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
00	TRAVEL EXPENSES - MANAGEMENT	1410		\$ 1,006.95	\$ 988.78	
00	TRAVEL EXPENSES - CGP	1410		\$ 14,000.00	\$ 20,694.68	
00	LEGAL FEES	1410		\$ 1,200.00	\$ 363.76	
00	SUNDRY ADMINISTRATIVE EXPENSES	1410		\$ 34,300.00	\$ 49,710.28	
00	OFFICE LEASE	1410		\$ 24,000.00	\$ 61,212.08	
00	SALARIES & BENEFITS	1430		\$ 66,125.00	\$ 61,970.86	
00	LBP & ASBESTOS INSURANCE	1430		\$ 33,206.25	\$ 33,206.25	
00	LBP & ASBESTOS CONSULTANT	1430		\$ 2,793.75	\$ 1,131.86	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
00	ARCHITECTURAL/ENGINEERING FEES		1430		\$ 40,000.00	\$ 3,407.69	
00	SALARIES & BENEFITS -PROJ MGRS		1460		\$ 73,950.00	\$ 86,995.24	
00	FORCE ACCT WORKERS COMP INS		1460		\$ 23,000.00	\$ 30,604.50	
00	ASBESTOS ABATEMENT		1460		\$ 65,000.00	\$ 110,047.43	
00	WAREHOUSE LEASE		1470		\$ 50,000.00	\$ 43,746.50	
00	FORCE ACCT EQUIPMENT		1475		\$ 23,993.05	\$ 25,010.76	
00	FORCE ACCT AUTO INSURANCE		1475		\$ 5,500.00	\$ 6,992.90	
00	COMPUTER EQUIPMENT - CGP		1475		\$ 28,105.00	\$ 25,224.68	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the City of Wilmington, NC			Grant Type Capital Fund Program Grant No: NC19P0017 07 Replacement Housing Factor Grant No:			Federal FY of FFY-1998	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
00	RESIDENT SERVICE EQUIPMENT		1475		\$ 20,000.00	\$ 3,978.68	
00	EQUIPMENT		1475		\$ -	\$ 21,157.60	
01	SITE IMPROVEMENTS		1450		\$ -	\$ 7,754.01	
01	PLAYGROUND EQUIPMENT		1450		\$ -	\$ 26,945.98	
01	GUTTER REPLACEMENT		1460		\$ 15,221.20	\$ 54,014.57	
02	SECTION 504 SITEWORK		1450		\$ 14,005.94	\$ 17,444.06	
02	SITEWORK		1450		\$ 1,000.00	\$ 1,255.57	
02	SITE IMPROVEMENTS		1450		\$ -	\$ 14,303.54	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the City of Wilmington, NC			Grant Type Capital Fund Program Grant No: NC19P0017 07 Replacement Housing Factor Grant No:			Federal FY of FFY-1998	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
02	PLAYGROUND EQUIPMENT		1450		\$ -	\$ 26,600.63	
02	LBP ABATE HEATING SYSTEM		1460		\$ 7,000.00	\$ 8,954.65	
02	BATHROOM RENOVATIONS		1460		\$ 80,556.00	\$ 57,132.69	
02	REPLACE HEATING SYSTEM		1460		\$ 126,261.40	\$ 54,978.83	
02	REPLACE WINDOW PANES		1460		\$ 10,902.33	\$ 10,902.33	
02	EXTERIOR DOORS/FRAMES/ LOCKS		1460		\$ 7,528.20	\$ 7,560.84	
02	504 UNIT COMPLIANCE		1460		\$ 35,000.00	\$ 46,195.70	
02	ASBESTOS ABATEMENT		1460		\$ 28,860.00	\$ 663.76	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
02	AUDIO-VISUAL EQUIP INSTLTNS		1460		\$ 1,278.80	\$ 1,278.80	
02	GENERAL UNIT RENOVATION		1460		\$ 80,000.00	\$ 114,028.53	
02	KITCHEN REPAIR/RENOVATE		1460		\$ 62,000.00	\$ 53,755.08	
02	REPLACE DOORS IN COMM BLDG		1470		\$ -	\$ 9,605.00	
02	RELOCATION EXPENSES		1495		\$ 36,900.00	\$ 1,560.06	
04	PLAYGROUND EQUIPMENT		1450		\$ -	\$ 30,665.65	
04	SITE IMPROVEMENTS		1450		\$ -	\$ 362.72	
05	PLAYGROIUND EQUIPMENT		1450		\$ -	\$ 26,416.66	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the City of Wilmington, NC			Grant Type Capital Fund Program Grant No: NC19P0017 07 Replacement Housing Factor Grant No:			Federal FY of FFY-1998	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
05	SITE IMPROVEMENTS		1450		\$ -	\$ 172.27	
05	CEILING REPAIRS		1460		\$ 75,000.00	\$ 43,607.30	
05	PAINT EXTERIORS		1460		\$ 100,000.00	\$ -	
05	INSTALL ELECTRIC RANGES		1460		\$ -	\$ 51,377.76	
05	ALARM FOR REC CENTER		1470		\$ 5,000.00	\$ 681.76	
05	REC CENTER		1470		\$ -	\$ 62.35	
06	HEATING SYSTEM REPLACEMENT		1460		\$ 267,811.00	\$ 61,269.33	
06	ROOF/GUTTER REPAIR/REPLACEMENT		1460		\$ 112,000.00	\$ 3,662.32	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the City of Wilmington, NC			Grant Type Capital Fund Program Grant No: NC19P0017 07 Replacement Housing Factor Grant No:			Federal FY of FFY-1998	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
06	PAINT EXTERIORS, HANDRAILS		1460		\$ 80,058.43	\$ 58,004.83	
06	HEATING SYSTEM REPLACEMENT		1470		\$ 12,000.00	\$ -	
06	PAINT COMMUNITY BUILDINGS		1470		\$ 4,000.00	\$ -	
06	ROOF/GUTTER REPAIR/REPLACEMENT		1470		\$ 10,000.00	\$ -	
07	ASBESTOS ABATEMENT		1460		\$ 43,200.00	\$ -	
07	SHOWER TEMPERING VALVES		1460		\$ 42,300.00	\$ -	
07	REPLACE BACKUP GENERATOR		1470		\$ 13,000.00	\$ 11,505.59	
8A	PLAYGROUND EQUIPMENT		1450		\$ -	\$ 14,962.80	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the City of Wilmington, NC			Grant Type Capital Fund Program Grant No: NC19P0017 07 Replacement Housing Factor Grant No:			Federal FY of FFY-1998	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
8A	SITE IMPROVEMENTS		1450		\$ -	\$ 70,017.31	
8A	ELECTRICAL UPGRADES		1460		\$ 139,754.17	\$ 2,602.10	
8A	HEATING SYSTEM REPLACEMENT		1460		\$ 82,951.53	\$ 21,839.50	
8A	REPAIR SHEDS		1460		\$ 49,500.00	\$ 44,106.59	
8A	STRUCTURE DUCT SEALING		1460		\$ 5,500.00	\$ 195.84	
8A	WATER HEATERS		1460		\$ 5,000.00	\$ -	
8A	REPLACE ROOFING		1460		\$ -	\$ 63,456.30	
8A	REPLACE EXTERIOR DOORS		1460		\$ -	\$ 176,635.24	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the City of Wilmington, NC			Grant Type Capital Fund Program Grant No: NC19P0017 07 Replacement Housing Factor Grant No:			Federal FY of FFY-1998	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
8A	CREEKWOOD UPGRADES		1460		\$ -	\$ 137,670.09	
8A	ELECTRIC RANGES		1465		\$ 5,000.00	\$ -	
8B	PLAYGROUND EQUIPMENT		1450		\$ -	\$ 35,779.18	
8B	SITE IMPROVEMENTS		1450		\$ -	\$ 15,276.92	
8B	ELECTRICAL UPGRADE		1460		\$ -	\$ 3,738.95	
8B	REPLACE EXTERIOR DOORS		1460		\$ -	\$ 70,979.53	
8C	REPLACE EXTERIOR DOORS		1460		\$ -	\$ 38,117.00	

<p>Annual Statement/Performance and Evaluation Report</p>	
<p>Capital Fund Program and Part III:</p>	

<p>Annual Statement/Performance and Evaluation Report</p>	
<p>Capital Fund Program and Part III:</p>	

PHA Name: <div>The Housing Authority of the City of Wilmington, NC</div>		Grant Type and Number <div>Capital Fund Program Grant No: NC19P001707</div> <div>Replacement Housing Factor Grant No:</div>	Federal FY of Grant: <div>FFY-1998</div>
Development Number	All Fund Obligated	All Funds Expended	Reasons for Revised Target Dates

Name/HA-Wide Activities	(Quarter Ending Date)			(Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
WHA Wide	03/31/2000		03/31/2000	09/30/2001		09/30/2001	
NC1-1R	03/31/2000		03/31/2000	09/30/2001		09/30/2001	
NC1-2R	03/31/2000		03/31/2000	09/30/2001		09/30/2001	
NC1-4	03/31/2000		03/31/2000	09/30/2001		09/30/2001	
NC1-5	03/31/2000		03/31/2000	09/30/2001		09/30/2001	
NC1-6	03/31/2000		03/31/2000	09/30/2001		09/30/2001	
NC1-7	03/31/2000		03/31/2000	09/30/2001		09/30/2001	
NC1-8A	03/31/2000		03/31/2000	09/30/2001		09/30/2001	
NC1-8B	03/31/2000		03/31/2000	09/30/2001		09/30/2001	
NC1-8C	03/31/2000		03/31/2000	09/30/2001		09/30/2001	

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PHA the Housing	Grant Type and Number Capital Fund Program Replacement Housing	Federal FY of Grant: FFY-1999
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Original
Annual
Statement
for
Reserve
for
Disaster
Losses/
Emergencies
Revised
Annual
Statement
(revision
no: 2)

Performance
and
Evaluation
Report
for
Period
Ending:
9/30/01
Final
Performance
and
Evaluation
Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ 130,000.00	\$ 57,061.62	\$ 57,061.62	\$ 45,600.63
	Management Improvements Hard Costs				

4	1410 Administration	\$ 235,200.00	\$ 203,124.74	\$ 203,124.74	\$ 203,124.74
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 174,000.00	\$ 129,631.23	\$ 129,631.23	\$ 102,486.97
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 22,500.00	\$ 84,444.27	\$ 84,444.27	\$ 76,340.53
10	1460 Dwelling Structures	\$ 1,825,513.00	\$ 1,718,155.06	\$ 1,718,155.06	\$ 747,893.89
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 21,353.00	\$ 21,353.00	\$ 21,353.00	\$ -
12	1470 Nondwelling Structures	\$ 100,000.00	\$ 279,413.39	\$ 279,413.39	\$ 265,714.82
13	1475 Nondwelling Equipment	\$ 80,800.00	\$ 112,682.69	\$ 112,682.69	\$ 112,682.69
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 25,000.00	\$ 8,500.00	\$ 8,500.00	\$ 701.01
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines.....)	\$ 2,614,366.00	\$ 2,614,366.00	\$ 2,614,366.00	\$ 1,554,545.28
21	Amount of Line 20 Related to LBP Activities	\$ 53,500.00	\$ 27,345.03	\$ 27,345.03	\$ 25,576.13
22	Amount of Line 20 Related to Section 504 compliance	\$ 160,000.00	\$ 150,346.54	\$ 150,346.54	\$ 38,946.18
23	Amount of Line 20 Related to Security –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ 75,000.00	\$ 75,000.00	\$ 61,301.43
25	Amount of Line 20 Related to Energy Conservation Measures	\$ 627,050.00	\$ 488,969.61	\$ 488,969.61	\$ 79,599.69
26	Collateralization Expenses or Debt Service	\$ -	\$ -		

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the		Grant Type Capital			Federal FY of FFY-1999	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
00	OPERATIONS	1406		\$ -	\$ -	
00	COMPUTER SOFTWARE - MGMT	1408		\$ 5,000.00	\$ 2,899.05	
00	COMPUTER SOFTWARE - CGP	1408		\$ 5,000.00	\$ -	
00	SECTION 3/ESF POSITION	1408		\$ 40,000.00	\$ 40,000.00	
00	TRAINING - CGP	1408		\$ 10,500.00	\$ 12,470.27	
00	SUNDRY EXPENSES	1408		\$ 2,500.00	\$ -	
00	MANAGEMENT IMPROVEMENTS	1408		\$ 45,000.00	\$ 222.30	
00	TRAINING - MGMT	1408		\$ 7,000.00	\$ 845.00	
00	SECTION 3 ANNUAL BUDGET	1408		\$ 15,000.00	\$ 625.00	
00	SALARIES/BENEFITS	1410		\$ 145,000.00	\$ 153,407.32	
00	TRAVEL EXPENSE - MGMT	1410		\$ 10,000.00	\$ -	
00	OFFICE LEASE	1410		\$ 24,000.00	\$ 17.99	
00	TRAVEL EXPENSE - CGP	1410		\$ 10,000.00	\$ 7,580.62	
00	LEGAL FEES	1410		\$ 1,200.00	\$ -	
00	ADMIN EXPENSES	1410		\$ 45,000.00	\$ 42,118.81	
00	SALARIES/BENEFITS	1430		\$ 98,000.00	\$ 98,000.00	
00	LBP/ASB INSURANCE	1430		\$ 16,000.00	\$ 16,000.00	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
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PHA Name: The Housing Authority of the		Grant Type Capital			Federal FY of FFY-1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
00	LBP/ASB CONSULTANT	1430		\$ 20,000.00	\$ 6,345.03		
00	A/E FEES	1430		\$ 40,000.00	\$ 9,286.20		
00	SALARIES/ BENEFITS - PROJ MGRS	1460		\$ 75,000.00	\$ 75,000.00		
00	FORCE ACCT WORKERS COMP	1460		\$ 25,000.00	\$ 34,039.00		
00	FAC SALARY HOLDING ACCT	1460		\$ -	\$ -		
00	WAREHOUSE EXPENSES	1470		\$ 60,000.00	\$ 106,905.74		
00	FAC EQPT/VEHICLES	1475		\$ 35,000.00	\$ 68,340.19		
00	FAC AUTO INSURANCE	1475		\$ 5,800.00	\$ 8,978.00		
00	COMPUTER EQPT - CGP	1475		\$ 20,000.00	\$ 13,884.80		
00	COMPUTER EQPT - MGMT	1475		\$ 20,000.00	\$ 21,479.70		
01	REPAIRS TO STEAM SYST/TRAPS	1470		\$ 40,000.00	\$ 41,649.59		
02	SECTION 504 SITEWORK	1450		\$ 20,000.00	\$ 10,346.54		
02	SITEWORK/LANDSCAPING	1450		\$ 2,500.00	\$ 4,842.83		
02	LBP ABATEMENT	1460		\$ 17,500.00	\$ 5,000.00		
02	GENERAL UNIT UPGRADES	1460		\$ 200,000.00	\$ 206,409.38		
02	BATHROOM RENOVATIONS	1460		\$ 200,000.00	\$ 200,000.00		
02	REPLACE HEATING SYSTEM	1460		\$ 315,000.00	\$ 177,413.03		

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the		Grant Type Capital			Federal FY of FFY-1999	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
02	KITCHEN RENOVATIONS	1460		\$ 155,000.00	\$ 155,000.00	
02	ASBESTOS ABATEMENT	1460		\$ 7,500.00	\$ 2,500.00	
02	SECTION 504 COMPLIANCE	1460		\$ 140,000.00	\$ 140,000.00	
02	RELOCATION	1495		\$ 25,000.00	\$ 8,500.00	
05	RESOURCE CENTER	1470		\$ -	\$ 55,858.06	
06	PAINT HANDRAILS	1460		\$ -	\$ 36,981.45	
06	ELECTRICAL UPGRADES	1460		\$ -	\$ 2,722.05	
06	ACCTS PAYABLE TO HOPE 6	2119		\$ -	\$ -	
07	ASBESTOS ABATEMENT	1460		\$ 22,000.00	\$ 4,799.20	
07	SECURITY/AUTOMOTION SYSTEM	1470		\$ -	\$ 75,000.00	
8A	SITE IMPROVEMENTS	1450		\$ -	\$ 59,938.29	
8A	ELECTRICAL UPGRADES	1460		\$ 109,263.00	\$ 119,534.37	
8A	REPLACE HEATING SYSTEM	1460		\$ 210,050.00	\$ 200,018.43	
8A	STRUCTURAL/DUCT SEAL	1460		\$ 102,000.00	\$ 102,000.00	
8A	WATER HEATERS	1460		\$ 67,200.00	\$ 67,200.00	
8A	REPLACE EXTERIOR DOORS	1460		\$ -	\$ 5,753.30	
8A	ELECTRIC RANGES	1465		\$ 21,353.00	\$ 21,353.00	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
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PHA Name: The Housing Authority of the			Grant Type Capital			Federal FY of FFY-1999	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
8B	ROOF REPLACEMENT		1460		\$ 110,000.00	\$ 110,000.00	
8B	REPLACE DOORS		1460		\$ -	\$ 2,649.94	
8C	PLAYGROUND EQUIPMENT		1450		\$ -	\$ 9,316.61	
8C	ROOF REPLACEMENT		1460		\$ 70,000.00	\$ 70,000.00	
8C	REPLACE DOORS		1460		\$ -	\$ 1,134.91	

**Annual
Statement/Performance and
Evaluation
Report**

**Capital Fund
Program and
Part III:**

PHA Name: The Housing Authority of the City of			Grant			Federal FY of Grant: FFY-1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WHA Wide	03/31/2001		03/31/2001	09/30/2002			
NC1-1R	03/31/2001		03/31/2001	09/30/2002			
NC1-2R	03/31/2001		03/31/2001	09/30/2002			
NC1-4	03/31/2001		03/31/2001	09/30/2002			
NC1-5	03/31/2001		03/31/2001	09/30/2002			
NC1-6	03/31/2001		03/31/2001	09/30/2002			
NC1-7	03/31/2001		03/31/2001	09/30/2002			
NC1-8A	03/31/2001		03/31/2001	09/30/2002			
NC1-8B	03/31/2001		03/31/2001	09/30/2002			
NC1-8C	03/31/2001		03/31/2001	09/30/2002			

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PHA Line Housing		Grant Type and Number Capital Fund Program Replacement Housing		Federal FY of Grant: FFY-2000	
<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 266,199.00	\$ 266,199.00	\$ 259,880.68	\$ 259,880.68
3	1408 Management Improvements Soft Costs	\$ 130,000.00	\$ 130,500.00	\$ 88,974.23	\$ 36,136.40
	Management Improvements Hard Costs				
4	1410 Administration	\$ 235,200.00	\$ 246,700.00	\$ 221,581.35	\$ 232,758.71
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ 174,000.00	\$ 174,000.00	\$ 99,963.30	\$ 1,921.30
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ 70,775.00	\$ 129,025.00	\$ 23,559.20	\$ 1,661.59
10	1460 Dwelling Structures	\$ 1,519,166.00	\$ 1,458,916.00	\$ 1,458,923.88	\$ 203,838.29
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ -
12	1470 Nondwelling Structures	\$ 60,000.00	\$ 60,000.00	\$ 53,296.41	\$ 28,376.01
13	1475 Nondwelling Equipment	\$ 80,800.00	\$ 80,800.00	\$ 26,434.50	\$ 22,780.87
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ 25,000.00	\$ 15,000.00	\$ 15,000.00	\$ -
18	1499 Development Activities	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines.....)	\$ 2,583,140.00	\$ 2,583,140.00	\$ 2,269,613.55	\$ 787,353.85
21	Amount of Line 20 Related to LBP Activities	\$ 53,500.00	\$ 53,500.00	\$ 18,117.00	\$ 575.00
22	Amount of Line 20 Related to Section 504 compliance	\$ 171,000.00	\$ 141,000.00	\$ 141,000.00	\$ -
23	Amount of Line 20 Related to Security –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 20 Related to Energy Conservation Measures	\$ 592,900.00	\$ 526,207.80	\$ 526,207.80	\$ 73.94
26	Collateralization Expenses or Debt Service	\$ -	\$ -		

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the		Grant Type Capital			Federal FY of FFY-2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
00	OPERATIONS	1406		\$ 266,199.00	\$ 266,199.00	
00	COMPUTER SOFTWARE-MGMT IMPROV	1408		\$ 5,000.00	\$ 5,000.00	
00	COMPUTER SOFTWARE-CGP	1408		\$ 5,000.00	\$ 5,000.00	
00	SECTION 3/ESF POSITION	1408		\$ 40,000.00	\$ 40,000.00	
00	TRAINING-CGP	1408		\$ 10,500.00	\$ 15,500.00	
00	SUNDRY EXPENSES	1408		\$ 2,500.00	\$ 2,500.00	
00	MANAGEMENT IMPROVEMENTS	1408		\$ 45,000.00	\$ 19,763.60	
00	TRAINING-MGMT IMPROVEMENTS	1408		\$ 7,000.00	\$ 7,150.00	
00	SECTION 3 ANNUAL BUDGET	1408		\$ 15,000.00	\$ 15,000.00	
00	COMMUNICATION COSTS	1408		\$ -	\$ 20,586.40	
00	SALARIES/BENEFITS	1410		\$ 145,000.00	\$ 145,000.00	
00	TRAVEL EXPENSES-MGMT	1410		\$ 10,000.00	\$ 14,500.00	
00	OFFICE LEASE	1410		\$ 24,000.00	\$ 24,000.00	
00	TRAVEL EXPENSES-CGP	1410		\$ 10,000.00	\$ 17,000.00	
00	LEGAL FEES	1410		\$ 1,200.00	\$ 1,200.00	
00	ADMINISTRATIVE EXPENSES	1410		\$ 45,000.00	\$ 45,000.00	
00	SALARIES/BENEFITS	1430		\$ 98,000.00	\$ 98,000.00	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the		Grant Type Capital			Federal FY of FFY-2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
00	LBP AND ASBESTOS INSURANCE	1430		\$ 16,000.00	\$ 16,000.00	
00	LBP AND ASBESTOS CONSULTANT	1430		\$ 20,000.00	\$ 20,000.00	
00	ARCHITECTURAL/ENGINEERING FEES	1430		\$ 40,000.00	\$ 40,000.00	
00	SALARIES/BENEFITS-FIELD	1460		\$ 75,000.00	\$ 126,743.18	
00	FORCE ACCOUNT WORKERS COMP	1460		\$ 25,000.00	\$ 25,000.00	
00	INVENTORY ISSUE CLEARING ACCT	1460		\$ -	\$ -	
00	WAREHOUSE EXPENSE	1470		\$ 60,000.00	\$ 60,000.00	
00	EQUIPMENT	1475		\$ 35,000.00	\$ 28,748.00	
00	AUTOMOTIVE INSURANCE	1475		\$ 5,800.00	\$ 12,052.00	
00	COMPUTER EQPT-CGP	1475		\$ 20,000.00	\$ 20,000.00	
00	COMPUTER EQUIP - MGMT IMPRV MNT	1475		\$ 20,000.00	\$ 20,000.00	
01	PLAYGROUND EQUIPMENT	1450		\$ 20,000.00	\$ -	
02	SECTION 504 SITEWORK	1450		\$ 20,000.00	\$ 20,000.00	
02	SITEWORK/LANDSCAPING	1450		\$ 2,500.00	\$ 2,500.00	
02	A/V INSTALLATIONS	1460		\$ 11,000.00	\$ 11,000.00	
02	LBP ABATEMENT	1460		\$ 17,500.00	\$ 17,500.00	
02	GENERAL UNIT UPGRADES	1460		\$ 165,000.00	\$ 165,000.00	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the		Grant Type Capital			Federal FY of FFY-2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
02	BATHROOM RENOVATIONS	1460		\$ 165,000.00	\$ 165,000.00	
02	REPLACE HEATING SYSTEM	1460		\$ 255,000.00	\$ 188,307.80	
02	KITCHEN RENOVATIONS	1460		\$ 135,000.00	\$ 135,000.00	
02	ASBESTOS ABATEMENT	1460		\$ 7,500.00	\$ 7,500.00	
02	504 UNIT COMPLIANCE	1460		\$ 140,000.00	\$ 110,000.00	
02	RELOCATION	1495		\$ 25,000.00	\$ 15,000.00	
05	LANDSCAPING/ROAD REPAIRS	1450		\$ 28,275.00	\$ 106,525.00	
05	STRUCTURAL SEALING/REPAIRS	1460		\$ 78,250.00	\$ 14,949.02	
05	ASBESTOS ABATE TILE	1460		\$ -	\$ 12,000.00	
06	ASBESTOS ABATE TILE	1460		\$ -	\$ 10,500.00	
07	ASBESTOS ABATEMENT	1460		\$ 31,000.00	\$ 20,000.00	
8A	STRUCTURAL/DUCT SEALING	1460		\$ 114,000.00	\$ 114,000.00	
8A	WATER HEATERS	1460		\$ 76,016.00	\$ 76,016.00	
8A	REPLACE HEATING SYSTEM	1460		\$ 223,900.00	\$ 223,900.00	
8A	ASBESTOS ABATE TILE	1460		\$ -	\$ 18,000.00	
8A	ELECTRIC RANGES	1465		\$ 22,000.00	\$ 22,000.00	
8B	ASBESTOS ABATE TILE	1460		\$ -	\$ 11,000.00	

**Annual
Statement/
Performan
ce and
Evaluation
Report
Capital
Fund
Part II:**

PHA Name: The Housing Authority of the		Grant Type Capital			Federal FY of FFY-2000	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
8C	ASBESTOS ABATE TILE	1460		\$ -	\$ 7,500.00	

**Annual
Statement/Performance and
Evaluation
Report**

**Capital Fund
Program and
Part III:**

PHA Name: The Housing Authority of the City of			Grant			Federal FY of Grant: FFY-2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
WHA Wide	03/31/2002			09/30/2003			
NC1-1R	03/31/2002			09/30/2003			
NC1-2R	03/31/2002			09/30/2003			
NC1-4	03/31/2002			09/30/2003			
NC1-5	03/31/2002			09/30/2003			
NC1-6	03/31/2002			09/30/2003			
NC1-7	03/31/2002			09/30/2003			
NC1-8A	03/31/2002			09/30/2003			
NC1-8B	03/31/2002			09/30/2003			
NC1-8C	03/31/2002			09/30/2003			

5-Year Plan**Capital Fund Program (CFP)****Optional 5-Year Action Plan Tables**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 220,850.00	2003
1408 - Computer Software (CFP)	\$ 5,000.00	2003
1408 - Computer Software (Mgmt)	\$ 5,000.00	2003
1408 - Management Improvements	\$ 45,000.00	2003
1408 - Section 3 Annual Budget	\$ 15,000.00	2003
1408 - Section 3 Coordinator	\$ 40,000.00	2003
1408 - Sundry Expenses	\$ 2,500.00	2003
1408 - Training Expenses (CFP Staff)	\$ 10,500.00	2003
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ 7,000.00	2003
1410 - Administrative Salaries / Benefits	\$ 145,000.00	2003
1410 - Legal Fees	\$ 1,200.00	2003
1410 - Office Lease	\$ 24,000.00	2003
1410 - Sundry Administrative Costs	\$ 30,000.00	2003
1410 - Travel Expenses (CFP Staff)	\$ 10,000.00	2003
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ 10,000.00	2003
1430 - Architectural / Engineering Fees	\$ 40,000.00	2003
1430 - LBP & Asbestos Consultant	\$ 10,000.00	2003
1430 - LBP & Asbestos Insurance	\$ 16,000.00	2003
1430 - Technical Salaries / Benefits	\$ 128,250.00	2003
1460 - HA-Wide Asbestos Abatement	\$ 40,000.00	2003
1460 - Salaries / Benefits - Project Managers	\$ 45,000.00	2003
1465 - Ranges / Refrigerators	\$ 25,000.00	2003
1470 - Warehouse Expenses	\$ 45,000.00	2003
1475 - Computer Upgrades (CFP)	\$ 10,000.00	2003
1475 - Computer Upgrades (Mgmt)	\$ 10,000.00	2003
1475 - Force Account Equipment	\$ 5,000.00	2003
1475 - Vehicle Purchases for Mod Program	\$ 25,000.00	2003
Sub-Total Estimated Cost over next 5 years	\$ 970,300.00	

5-Year Plan**Capital Fund Program (CFP)****Optional 5-Year Action Plan Tables**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 220,850.00	2004
1408 - Computer Software (CFP)	\$ 5,000.00	2004
1408 - Computer Software (Mgmt)	\$ 5,000.00	2004
1408 - Management Improvements	\$ 45,000.00	2004
1408 - Section 3 Annual Budget	\$ 15,000.00	2004
1408 - Section 3 Coordinator	\$ 40,000.00	2004
1408 - Sundry Expenses	\$ 2,500.00	2004
1408 - Training Expenses (CFP Staff)	\$ 10,500.00	2004
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ 7,000.00	2004
1410 - Administrative Salaries / Benefits	\$ 145,000.00	2004
1410 - Legal Fees	\$ 1,200.00	2004
1410 - Office Lease	\$ 24,000.00	2004
1410 - Sundry Administrative Costs	\$ 30,000.00	2004
1410 - Travel Expenses (CFP Staff)	\$ 10,000.00	2004
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ 10,000.00	2004
1430 - Architectural / Engineering Fees	\$ 40,000.00	2004
1430 - LBP & Asbestos Consultant	\$ 10,000.00	2004
1430 - LBP & Asbestos Insurance	\$ 16,000.00	2004
1430 - Technical Salaries / Benefits	\$ 129,250.00	2004
1460 - HA-Wide Asbestos Abatement	\$ 40,000.00	2004
1460 - Salaries / Benefits - Project Managers	\$ 45,000.00	2004
1465 - Ranges / Refrigerators	\$ 25,000.00	2004
1470 - Warehouse Expenses	\$ 45,000.00	2004
1475 - Computer Upgrades (CFP)	\$ 10,000.00	2004
1475 - Computer Upgrades (Mgmt)	\$ 10,000.00	2004
1475 - Force Account Equipment	\$ 5,000.00	2004
1475 - Vehicle Purchases for Mod Program	\$ 25,000.00	2004
Sub-Total Estimated Cost over next 5 years	\$ 971,300.00	

5-Year Plan
Capital Fund Program (CFP)

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 220,850.00	2005
1408 - Computer Software (CFP)	\$ 5,000.00	2005
1408 - Computer Software (Mgmt)	\$ 5,000.00	2005
1408 - Management Improvements	\$ 45,000.00	2005
1408 - Section 3 Annual Budget	\$ 15,000.00	2005
1408 - Section 3 Coordinator	\$ 40,000.00	2005
1408 - Sundry Expenses	\$ 2,500.00	2005
1408 - Training Expenses (CFP Staff)	\$ 10,500.00	2005
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ 7,000.00	2005
1410 - Administrative Salaries / Benefits	\$ 145,000.00	2005
1410 - Legal Fees	\$ 1,200.00	2005
1410 - Office Lease	\$ 24,000.00	2005
1410 - Sundry Administrative Costs	\$ 30,000.00	2005
1410 - Travel Expenses (CFP Staff)	\$ 10,000.00	2005
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ 10,000.00	2005
1430 - Architectural / Engineering Fees	\$ 40,000.00	2005
1430 - LBP & Asbestos Consultant	\$ 10,000.00	2005
1430 - LBP & Asbestos Insurance	\$ 16,000.00	2005
1430 - Technical Salaries / Benefits	\$ 129,250.00	2005
1460 - HA-Wide Asbestos Abatement	\$ 40,000.00	2005
1460 - Salaries / Benefits - Project Managers	\$ 45,000.00	2005
1465 - Ranges / Refrigerators	\$ 25,000.00	2005
1470 - Warehouse Expenses	\$ 45,000.00	2005
1475 - Computer Upgrades (CFP)	\$ 10,000.00	2005
1475 - Computer Upgrades (Mgmt)	\$ 10,000.00	2005
1475 - Force Account Equipment	\$ 5,000.00	2005
Sub-Total Estimated Cost over next 5 years	\$ 946,300.00	

5-Year Plan**Capital Fund Program (CFP)****Optional 5-Year Action Plan Tables**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001	PHA-Wide		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1406 - Operations	\$ 239,751.00	2006
1408 - Computer Software (CFP)	\$ 5,000.00	2006
1408 - Computer Software (Mgmt)	\$ 5,000.00	2006
1408 - Management Improvements	\$ 45,000.00	2006
1408 - Section 3 Annual Budget	\$ 15,000.00	2006
1408 - Section 3 Coordinator	\$ 40,000.00	2006
1408 - Sundry Expenses	\$ 2,500.00	2006
1408 - Training Expenses (CFP Staff)	\$ 10,500.00	2006
1408 - Training Expenses (Mgmt, Res Svcs Staff)	\$ 7,000.00	2006
1410 - Administrative Salaries / Benefits	\$ 145,000.00	2006
1410 - Legal Fees	\$ 1,200.00	2006
1410 - Office Lease	\$ 24,000.00	2006
1410 - Sundry Administrative Costs	\$ 30,000.00	2006
1410 - Travel Expenses (CFP Staff)	\$ 10,000.00	2006
1410 - Travel Expenses (Mgmt, Res Svcs Staff)	\$ 10,000.00	2006
1430 - Architectural / Engineering Fees	\$ 40,000.00	2006
1430 - LBP & Asbestos Consultant	\$ 10,000.00	2006
1430 - LBP & Asbestos Insurance	\$ 16,000.00	2006
1430 - Technical Salaries / Benefits	\$ 129,250.00	2006
1460 - HA-Wide Asbestos Abatement	\$ 40,000.00	2006
1460 - Salaries / Benefits - Project Managers	\$ 45,000.00	2006
1465 - Ranges / Refrigerators	\$ 25,000.00	2006
1470 - Warehouse Expenses	\$ 45,000.00	2006
1470 - Renovations to Central Office	\$ 20,000.00	2006
1475 - Computer Upgrades (CFP)	\$ 10,000.00	2006
1475 - Computer Upgrades (Mgmt)	\$ 10,000.00	2006
1475 - Force Account Equipment	\$ 5,000.00	2006
Sub-Total Estimated Cost over next 5 years	\$ 985,201.00	

5-Year Plan

Capital Fund Program (CFP)

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001001R	Nesbitt Courts	33	15.28%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1460 - Patch and Paint Interior Walls	\$ 30,000.00	2003
1470 - Repairs to Boilers / Steam Lines	\$ 30,000.00	2003
1460 - Patch and Paint Interior Walls	\$ 30,000.00	2004
1470 - Repairs to Boilers / Steam Lines	\$ 30,000.00	2004
1460 - Patch and Paint Interior Walls	\$ 30,000.00	2006
1460 - Replace Storm Doors	\$ 110,000.00	2006
1460 - Floor Tile, Cove Base & Stair treads	\$ 193,246.00	2006
Sub-Total Estimated Cost over next 5 years	\$ 453,246.00	

**5-Year Plan
Capital Fund Program (CFP)**

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001002R	Taylor Homes	18	7.32%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450 - Section 504 Sitework	\$ 20,000.00	2003
1450 - Sitework / Landscaping	\$ 21,571.00	2003
1460 - Audio / Visual Equipment Installations	\$ 11,000.00	2003
1460 - General Unit Upgrades / interior renovations	\$ 165,000.00	2003
1460 - LBP Abatement	\$ 17,500.00	2003
1460 - Bathroom Renovations	\$ 165,000.00	2003
1460 - Replace Heating System	\$ 150,000.00	2003
1460 - Kitchen Renovations	\$ 165,000.00	2003
1460 - 504 Unit Compliance	\$ 200,000.00	2003
1460 - Asbestos Abatement	\$ 7,500.00	2003
1495 - Relocation	\$ 25,000.00	2003
1450 - Sitework / Landscaping	\$ 55,000.00	2006
1460 - Replace Heating System	\$ 105,000.00	2006
1460 - Replace Storm Doors	\$ 85,000.00	2006
Sub-Total Estimated Cost over next 5 years	\$ 1,192,571.00	

5-Year Plan

Capital Fund Program (CFP)

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001004	Houston Moore	12	8.00%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450- landscaping, Site Improvements	\$ 40,000.00	2006
Sub-Total Estimated Cost over next 5 years	\$ 40,000.00	

5-Year Plan

Capital Fund Program (CFP)

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001005	Hillcrest	11	5.09%

[illegible]

5-Year Plan

Capital Fund Program (CFP)

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001006	Housing for the Elderly	7	6.09%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1460 - Patch and Paint Interior Walls	\$ 20,000.00	2003
1460 - Patch and Paint Interior Walls	\$ 20,000.00	2004
1460 - Patch and Paint Interior Walls	\$ 20,000.00	2006
Sub-Total Estimated Cost over next 5 years	\$ 60,000.00	

5-Year Plan Capital Fund Program (CFP)

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001007	Solomon Towers	6	4.00%

[illegible]

5-Year Plan Capital Fund Program (CFP)

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001008A	Creekwood South	32	16.08%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450 - Landscaping / Site Improvements	\$ 50,002.00	2004
1450 - Landscaping / Site Improvements	\$ 10,000.00	2006
1460 - Replace Heating & Air	\$ 300,000.00	2006
Sub-Total Estimated Cost over next 5 years	\$ 360,002.00	

5-Year Plan**Capital Fund Program (CFP)****Optional 5-Year Action Plan Tables**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001008B	Rankin Terrace	2	2.50%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450 - Landscaping & Sitework - LS	\$ 35,000.00	2004
1450 - Fenced Back Yards/Extend Porches - 30 units	\$ 48,000.00	2004
1460 - Asbestos Abatement (floor tile) - 30 units	\$ 72,000.00	2004
1460 - Treat units for Termites - 30 units	\$ 21,000.00	2004
1460 - Bathroom Renovations - 30 units	\$ 36,000.00	2004
1460 - Kitchen Renovations - 30 units	\$ 75,000.00	2004
1460 - Interior Door Replacement - 30 units	\$ 67,500.00	2004
1460 - Jet out Sewer main, branches - 30 units	\$ 5,400.00	2004
1460 - Hose Bibbs - 30 units	\$ 7,500.00	2004
1460 - Replace flooring, stairwells, base - 30 units	\$ 79,820.00	2004
1460 - Paint interiors - 30 units	\$ 48,000.00	2004
1460 - Vinyl Siding - 30 units	\$ 42,000.00	2004
1460 - Windows & Shutters - 30 units	\$ 105,000.00	2004
1465 - Electric Ranges - 30 units	\$ 9,000.00	2004
1450 - Landscaping & Sitework - LS	\$ 50,000.00	2005
1450 - Fenced Back Yards/Extend Porches - 49 units	\$ 78,400.00	2005
1450 - 504 Site Compliance (1 unit)	\$ 10,000.00	2005
1460 - Asbestos Abatement (floor tile) - 49 units	\$ 117,600.00	2005
1460 - Treat units for Termites - 49 units	\$ 34,300.00	2005
1460 - Bathroom Renovations - 49 units	\$ 58,800.00	2005
1460 - Kitchen Renovations - 49 units	\$ 122,500.00	2005
1460 - Interior Door Replacement - 49 units	\$ 110,250.00	2005
1460 - Jet out Sewer main, branches - 49 units	\$ 8,823.00	2005
1460 - Hose Bibbs - 49 units	\$ 12,250.00	2005
1460 - Replace flooring, stairwells, base - 49 units	\$ 66,744.00	2005
1460 - Paint interiors - 49 units	\$ 78,400.00	2005
1460 - Vinyl Siding - 49 units	\$ 68,600.00	2005
1460 - Windows & Shutters - 49 units	\$ 171,500.00	2005
1460 - 504 Unit Compliance (1 unit)	\$ 50,000.00	2005
1465 - Electric Ranges - 49 units	\$ 14,700.00	2005
1460 - Replace flooring, stairwells, base - 30 units	\$ 167,461.00	2006
Sub-Total Estimated Cost over next 5 years	\$ 1,871,548.00	

5-Year Plan**Capital Fund Program (CFP)****Optional 5-Year Action Plan Tables**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NC19P001008C	Vesta Village	2	4.65%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
1450 - Landscaping & Sitework - 11 units	\$ 5,500.00	2003
1450 - Fenced Back Yards/Extend Porches - 11 units	\$ 17,600.00	2003
1460 - Asbestos Abatement (floor tile) - 11 units	\$ 26,400.00	2003
1460 - Treat units for Termites - 11 units	\$ 7,700.00	2003
1460 - Bathroom Renovations - 11 units	\$ 13,200.00	2003
1460 - Kitchen Renovations - 11 units	\$ 27,500.00	2003
1460 - Interior Door Replacement - 11 units	\$ 24,750.00	2003
1460 - Jet out Sewer main, branches- 11 units	\$ 1,980.00	2003
1460 - Hose Bibbs - 11 units	\$ 2,750.00	2003
1460 - Replace flooring, stairwells, base - 11 units	\$ 23,696.00	2003
1460 - Paint interiors - 11 units	\$ 17,600.00	2003
1460 - Vinyl Siding - 11 units	\$ 15,400.00	2003
1460 - Windows & Shutters - 11 units	\$ 38,500.00	2003
1465 - Electric Ranges - 11 units	\$ 3,300.00	2003
1450 - Landscaping & Sitework - LS	\$ 31,230.00	2004
1450 - Fenced Back Yards/Extend Porches - 32 units	\$ 51,200.00	2004
1460 - Asbestos Abatement (floor tile) - 32 units	\$ 76,800.00	2004
1460 - Treat units for Termites - 32 units	\$ 22,400.00	2004
1460 - Bathroom Renovations - 32 units	\$ 38,400.00	2004
1460 - Kitchen Renovations - 32 units	\$ 80,000.00	2004
1460 - Interior Door Replacement - 32 units	\$ 72,000.00	2004
1460 - Jet out Sewer main, branches - 32 units	\$ 5,760.00	2004
1460 - Hose Bibbs - 32 units	\$ 8,000.00	2004
1460 - Replace flooring, stairwells, base - 32 units	\$ 61,600.00	2004
1460 - Paint interiors - 32 units	\$ 51,200.00	2004
1460 - Vinyl Siding - 32 units	\$ 44,800.00	2004
1460 - Windows & Shutters - 32 units	\$ 112,000.00	2004
1465 - Electric Ranges - 32 units	\$ 9,600.00	2004
1460 - Replace flooring, stairwells, base - 11 units	\$ 85,604.00	2006
Sub-Total Estimated Cost over next 5 years	\$ 976,470.00	

2003	\$	2,397,512.00	2397512	\$	-
2004	\$	2,397,512.00	2397512	\$	-
2005	\$	2,397,512.00	2397512	\$	-
2006	\$	2,397,512.00	2397512	\$	-

**BRIEF STATEMENT OF PROGRESS IN MEETING THE
FIVE-YEAR PLAN AND MISSION GOALS**

During the first eight months of our fiscal year, WHA went through a transition period which began with the retirement of the Executive Director in April 2001. The Director of Maintenance resigned from his position, the Assistant Director of Maintenance retired, and the HOPE VI Coordinator retired.

In the absence of an Executive Director the Board of Commissioners hired an Interim Director from June to November to assist the Authority with a nationwide search of an Executive Director. The new Executive Director will begin work on November 12, 2001.

During these changes the Board of Commissioners met in a Strategic Planning Session to establish a new mission statement as well as goals and objectives for the Authority. These goals and objectives will be discussed and reviewed with the new Executive Director when he begins work.

Even though the Authority is undergoing some major changes, we have continued to work towards our goals and objectives already established and have accomplished the following during the year:

1. Submitted and received approval of a Tax Credit Application for Robert S. Jervay Place, HOPE VI site.
2. Applied for a second Federal Home Loan Bank Grant in September 2001 for \$500,000 to be used as downpayment assistance at Jervay.
3. Received approval of the Revitalization Plan and submitted a Homeownership Plan to HUD for Robert S. Jervay Place.
4. Received a parcel of land from the City (water tower site) located across from the Jervay HOPE VI site for six (6) Tax Credit units.
5. Submitted an Acquisition Plan to purchase a site for the Tax Credit Application for Robert S. Jervay Place.
6. Closed on the purchase of the Dove Meadows Property located in the southern portion of the City for the development of affordable housing units.
7. The NC Governor's Crime Commission awarded WHA a Title V grant in July 2001 for \$60,000 of their funds and \$30,000 matching funds for a total of \$90,000 to fund the Kids Making It Woodworking program.
8. Received a grant in the amount of \$50,050 to fund the Family Self-Sufficiency's Section 8 Case Manager's position.

9. Between the staff and the Commissioners, spoke to at least 11 civic organizations and/or agencies during the year to promote good public relations and a better understanding the WHA.
10. Assisted seven (7) families move from rental to homeownership.
11. During the first seven months of 2001, there was a 29% drop in violent crime in our public housing developments as compared to the same seven months in 2000.
12. Received a Drug Elimination Technical Assistance Program Grant to assist the Authority in screening and lease eviction for drug related activity.
13. Hired a full time staff person as the Crime Prevention Specialist to serve as an advisor to the Authority on all safety and security related programs and to serve as a liaison between the Authority and the Wilmington Police Department.

ATTACHMENT nc001d02

RESIDENT MEMBERSHIP WILMINGTON HOUSING AUTHORITY'S BOARD OF COMMISSIONERS

The name of the resident selected to participate on the Wilmington Housing Authority's Board is Mrs. Rosa Webb. Mrs. Webb lives at 1004 S. 14th Street, Wilmington, NC 28401, our Hillcrest Development.

The Mayor of the City of Wilmington appoints Commissioners to the Housing Authority's Board to serve for a five-year term.

Mrs. Rosa Webb was appointed by Mayor David Jones on August 28, 2001. Mrs. Webb's term of office will be from August 28, 2001 to March 31, 2004.

MEMBERSHIP OF RESIDENT ADVISORY BOARD

The Wilmington Housing Authority's Resident Advisory Board is made up of all the Resident Organization's elected officers for eight of our Public Housing Developments as follows:

Nesbitt Courts Resident Organization
Taylor Homes Resident Organization
Houston Moore Resident Organization
Hillcrest Resident Organization
Solomon Towers Resident Organization
Creekwood South Resident Organization
Rankin Terrace Resident Organization
Vesta Village Resident Organization

WHA had 10-15 members volunteer to serve on the Resident Advisory Board from our Section 8 properties

**IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE
PLAN**

Effective: 4/1/2001

- 1. Exemption from community service:**
 2. 62 years of age or older.
 3. Disabled
 4. Primary Care Taker of a disabled individual.
 5. Working and paying Social Security
 6. Head of household or any family member engaging in work activity through State funded programs or welfare programs paid through the State.

- 7. Requirements of community service:**
 8. Each adult contributes 8 hours a month of community service within the community in which the adult resides; or
 9. Participates in an economic self-sufficiency program for 8 hours per month; or
 10. Both 1 and 2 combined for 8 hours combined activities.
 11. Each adult has 12 months to perform their community service requirements. (A total of 96 hours per year)

- 12. Documentation needed for verification of community service:**
 13. WHA will accept documentation of family compliance monthly or annually.
 14. WHA will provide forms to be used in documenting the hours performed for the community service requirement.
 15. WHA will accept verification forms from other agencies that community service requirements are met.

- 16. Verification of community service requirements:**
 17. WHA will verify exemption status annually except in the case of an individual who is 62 years of age or older. (Annual Re-exam)
 18. WHA will allow residents to change exemption status during the year.
 19. Prior to re-exam each adult member will be certified whether they have performed their community service requirements.
 20. If the adult member has not completed their requirement, they would be given suggestions on ways they can complete their requirement.
 21. Each adult member has 12 months to complete their 8 hours a month of community service requirements or a total of 96 hours of community service a year.

- 22. Non-compliance of community service requirements:**
 23. The resident has 30 days to perform your community service requirement from the date WHA verifies he/she is not in compliance.
 24. At the end of 30 days if the resident has not met his/her obligations, the lease will be terminated, unless the resident has signed a written agreement with WHA to fulfill the obligation.
 25. If the lease is terminated, the resident may request a hearing through the WHA's Grievance Procedure.

ATTACHMENT nc001g01

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

The Wilmington Housing Authority will choose to operate a Homeownership Program in the coming year.

As provided in the final rule at 982.625, the Wilmington Housing Authority will demonstrate our capacity to administer a Homeownership Program by establishing a minimum homeownership downpayment requirement of at least three (3) percent and requiring that at least one (1) percent of the downpayment come from the family's resources.

ATTACHMENT nc001h01

Resident Advisory Board Meeting - October 25, 2001

1. Housing Needs Assessment Component

- No questions

2. Financial Resources Component

- No questions

3. Eligibility, Selection, Admissions, Assignment, and Occupancy Component

- No questions

4. Rent Determination Component

- No questions

5. Operation and Management Component

- No questions

6. Grievance Procedures Component

- No questions

7. Capital Improvements Needs Component

- No questions

8. Demolition and Disposition Component

- No questions

9. Elderly and Disabled Family Housing Component

- No questions

10. Tenant-Based Assistance Conversion Component

- No questions

QUESTION: Is this the Board that has the final decision on what happens at Solomon Towers? Example: camera is needed in parking lot because of theft.

QUESTION: Can the elevators at Solomon Towers be brought up to standard for handicapped and elderly?

QUESTION: Regarding asbestos abatement for Solomon Towers as stated in the 5-year plan. When will this be done? Diana will check on this. They are concerned that they have been told this would be done and it has not been done.

11. Homeownership Component

- Discussion concerning the Homeownership Component with regard to HOPE VI. (Alfredia McDonald) Diana to get more information for her.
- Solomon Towers needs doorbells for those with hearing impairments. Isn't this a HUD and ADA requirement?
- QUESTION: Will the needs assessment be from WHA's point of view or the residents' point of view?

12. Community Service and Self-Sufficiency

- Alfredia McDonald requested a higher percentage for cultural programs and more African American agencies included in programs for all developments.

13. Safety and Crime Prevention Plan Component

- No questions

14. Pet Ownership Component

- No questions

15. Civil Rights Certification Component

- No questions

16. Annual Audit Component

- No questions

17. Asset Management Statement Component

- No questions

18. Other Information

- Who makes up the Resident Advisory Board?
- Diana to make a note of other places to hold meetings next year.

CAPITAL FUND WORK ITEMS - Michelle

- Solomon Towers parking lot needs to be monitored. What do the cameras show? Who monitors the tapes?
- Channel 13 needs to be a split screen.
- Front door security is a problem after the guard leaves (Solomon Towers.)

(Residents are to make a list of concerns and submit to manager. Managers will forward to Diana and she will look into issues.)

DRUG ELIMINATION GRANT - Vicky

- Will there be a crime prevention specialist on every development?
- Question concerning the amount of budget for each Resident Organization

REVIEW OF PROPOSED CHANGES TO ACO AND SECTION 8

Group divided. S. Benton took Section 8 group to another location for discussion.

REVIEW OF ACO - Marie Wrisborne

- Rent based on gross income - question.
- Earned income discussed. Income discrepancy discussed.

A discussion was held concerning the regulatory change with regard to assessment of a late fee for past due rents. Mrs. Wrisborne reported that late letters would be sent out on the 2nd of each month, but residents would still have until 5:00 p.m. on the 5th of the month to make rent payments before a late fee will be assessed. Residents must be given a 14-day written notice of a demand for rent before court papers are submitted.

Rose Coston will see that each development receives a comment sheet.

RESPONSE TO SOLOMON TOWERS RESIDENT ORGANIZATION QUESTIONS RECEIVED 11/11/01:

1. Our last plan included that when an apartment became vacant, the asbestos would be removed, new counter tops would be put in and new oven blowers and cabinets.

There is money in the budget for asbestos removal and it is being done. When an apartment becomes vacant and there is damage to the floor tile or ceiling, CM will abate the unit.

The cabinets are being replaced as needed. When an apartment becomes vacant, the cabinets are assessed and if they are damaged, they will be replaced.

Range Hoods (oven blowers) – There is nothing currently budgeted in the Five-Year Plan for this – Will take this into consideration when doing our Needs Assessment.

2. **The inside of our building needs repairs, such as new elevators that are handicapped accessible. We need new wallpaper in the halls on each floor. The pipes need to be brought up to standards as well as the electrical wiring in the walls.**

There is nothing currently budgeted for this in the Five-Year Plan. We may need to do a Budget Revision regarding the wallpaper in the halls. WHA will take all of this into consideration when doing our Needs Assessment. Currently, in checking with the Maintenance Department, there is nothing out of compliance relating to the pipes and electrical wiring.

3. **We need emergency call cords in common place areas, such as beauty shop, recreation area, resident organization office.**

There is nothing currently budgeted for this in the Five-Year Plan. Will take this into consideration when we conduct our Needs Assessment.

4. **We need a good fire plan. If we are going to have handicapped people living on the eleventh floor, we need ramps in the stairwells, so these people can get out of the building safely.**

Fire plan instructions are posted on each floor. A fire drill is held every three months. It is physically impossible to get ramps in the stairwell. The plan presently in place is that the resident closes the door and goes out on the balcony.

5. **Need doorbells for hearing impaired. We now have people living in these apartments that are not hearing impaired.**

The Manager is checking on the number of people that are in apartments that are not hearing impaired. As soon as a licensed electrician is hired for WHA, we will take care of this matter.

6. **We need little ramps for everyone that has a wheelchair to be able to get on their balcony.**

Individual ramps were installed on all ten of the 504 units. We will take this into consideration.

7. **Alarm doors need to be put on each fire exit door at the end of the hall downstairs. Even the ones on each floor, all the way up to the eleventh floor.**

Need to get comments from Mr. Guarascio, Crime Prevention Specialist - Will taken this into consideration when the Needs Assessment is done. May need to revise the budget.

TOWN MEETINGS HELD- NOVEMBER 26-29, 2001

- Question: With regard to rent payments, will a late fee be assessed if you receive a letter?
- Answer: No, the letter would be a notification letter, not a later letter. Residents would still have until the 5th day of the month to make rent payments.
- Question: During review of the Capital Fund portion of the Agency Plan, a resident asked if the gas lines at Houston Moore could be repaired.
- Answer: Contact the Property Manager or maintenance personnel at your development and report any problems concerning problems with North Carolina Natural Gas. Staff will look into this.
- Question: The residents at Rankin Terrace signed a petition for screen doors. What is the status of that?
- Answer: Staff will check on the status of this.
- Question: Is there a policy in place for police surveillance of the developments?
- Answer: The Wilmington Housing Authority and the Wilmington Police Department must work together to enforce loitering laws.
- Question: With regard to income exclusion, what if there is a discrepancy regarding non-reported income?
- Answer: Notify management and submit necessary documentation. This is procedural and would not affect the policy.
- Question: With regard to the Capital Fund, Could the Rankin Terrace Recreation Center be made accessible for the children? Also, there are some landscaping problems that safety concerns.
- Answer: Some of these issues could be addressed through the Resident Advisory Board. Staff will look into helping the residents of Rankin Terrace establish a slate of officers to represent the development on the Resident Advisory Board.

- Question: Will Solomon Towers receive any funds from the Capital Fund for improvements?
- Answer: Staff responded that they have received a list of concerns from the Solomon Towers Residents Advisory Board. Ms. Reeves is planning to meet with the management and maintenance staff of Solomon Towers to review the concerns on Monday, December 3, 2001.

ATTACHMENT nc001i01

PET POLICY STATEMENT

The Wilmington Housing Authority has established *two* Pet Policies *one for elderly or person with disabilities*. The second Pet Policy is for Public Housing Residents. The policies have rules related to the legitimate interest of the WHA to provide a decent, safe and sanitary living environment for all residents, to protect and preserve the physical condition of the property, and the financial interest of the WHA.

Reasonable requirements found in the pet policy are:

1. Management must give written approval before a pet is permitted on the premises.
2. Pets must have all inoculations required by State or local law, and that the pet has no communicable diseases and is pest free.
3. Dogs and Cats must be spayed or neutered.
4. The WHA may refuse to register a pet if they determine that it is not a common household pet as defined in the policy and the owner is unable to keep the pet in compliance with the pet rules and other lease obligations.
5. A Pet deposit of \$250.00 will be collected from the resident and also a non-refundable monthly maintenance fee will be assessed. *A Pet deposit for the elderly or persons with disabilities would be equal to \$250.00 or the Total Tenant Payment whichever amount is lower.*
6. Limitation of the number of pets will depend on the size of individual units.
7. Termination of tenancy would be initiated if the owner violates the pet rules does not correct the violations.
8. If a pet is removed due to aggressive act the pet will not be allowed back on the premises.
9. All service animals are excluded from the pet policy but the service animals have to be certified as a service animal through agency.

ATTACHMENT nc001j01

COMPONENT 10(B) Voluntary Conversion Initial Assessment

- a. How many of the PHA's developments are subject to the Required Initial Assessments?

Seven

- b. How many of the PHA's development are not subject to the Required Initial Assessments based on exemptions? E.g. elderly and/or disabled developments not general occupancy projects)?

None

- c. How many Assessments were conducted for the PHA's covered developments?

One for each development, a total of seven developments.

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

None

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

N/A

RESIDENT SERVICES AND PROGRAMS

No.	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
1	<u>"Community" Newsletter:</u> Newsletter sent to all public housing and Section 8 residents to inform them of various programs and what other residents are achieving.	All	Available to all public housing and Section 8 residents	Administration office	Public Housing and Section 8 residents
2	<u>Drill and dance teams:</u> Teams designed to teach young girls about dance and drill exercises.	5-10 youth	Available to youth living at Creekwood South	Creekwood Learning Center	Youth living at Creekwood South
3	<u>DREAMS of Wilmington, Inc.:</u> Offers cultural activities to youth in the community. Program includes: music classes, painting and drawing classes, drama, sculpting classes, art classes, and poetry classes.	15-20 per class	Good attendance determines priority for classes	Drug Elimination Grant office	Public Housing youth
4	<u>Rankin Recreation Center:</u> Youth from the Rankin Terrace development can play games and get assistance with their homework	15-20 youth	Available to Rankin Terrace Youth	Drug Elimination Grant office	Rankin Terrace youth
5	<u>Family Nurturing Program:</u> Group based, educational program designed to increase the nurturing skills of parents and their children who are experiencing physically and/or emotionally abusive interactions.	8-10 families	Participants are referred by the housing authority managers or court system officials	Drug Elimination Grant office	Public Housing and Section 8 residents at risk of abusive behavior
6	<u>Family Services After-school program:</u> Program that offers a range of social, educational and recreational activities to families.	15-20 youth	Available to Taylor Homes and Nesbitt Courts youth	Drug Elimination Grant office	Nesbitt Courts and Taylor Homes youth

RESIDENT SERVICES AND PROGRAMS

No.	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
7	<u>Houston Moore Opportunity Center:</u> Programs include nutrition information, healthcare workshops, job opportunities, and offers community resources to residents of Houston Moore.	10-15 per program	Available to any Houston Moore resident	Drug Elimination Grant office	Houston Moore residents
8	<u>Sports Club Program:</u> This program combines a traditional boy scouts curriculum with a basketball game during each meeting to help motivate the boys to participate in the program.	15-20 boys	Available to any public housing boys ages 11-18	Drug Elimination Grant office	Public Housing boys ages 11-18
9	<u>Teen Movie Night:</u> A program for teens held at Creekwood that meets every other week to focus on drug awareness and view a popular video.	30 teens	Specific Criteria	Drug Elimination Grant office	Teens living at Creekwood South
10	<u>Creekwood Family and Resource Center:</u> Provides community resources to Creekwood residents.	10-15 residents	Creekwood South residents	Drug Elimination Grant office	Creekwood residents only
11	<u>Creekwood Learning Center:</u> Provides educational and enrichment activities/programs for Creekwood residents	10-15 residents	Creekwood South residents	Drug Elimination Grant office	Creekwood residents only
12	<u>Community Living Skills Class:</u> This class which teaches anger management and conflict resolution is designed to enhance skills that improve our ability to live among each other.	6-10 participants	All public housing residents	Drug Elimination Grant office	All public housing residents
13	<u>Hillcrest Resource and Learning Center:</u> Serves as a computer lab and provides community resources to Hillcrest residents.	25-30 residents	Residents living at Hillcrest	Drug Elimination Grant office	Hillcrest Residents

RESIDENT SERVICES AND PROGRAMS

No.	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
14	<u>HRD Tools for Successful Living:</u> Employment Skills Training class taught for 2 days a week for five weeks to teach skills in resume writing, decision making, goal setting, interviewing techniques, esteem building techniques, job readiness, financial prep	10-15 per class	Available to Family Self-Sufficiency participants who are not employed or are underemployed.	Family Self-Sufficiency office	Public Housing and Section 8 residents
15	<u>On-site GED classes:</u> Teaches basic skills to participants who do not have a high school diploma	10-15 per class	Available to any public housing resident who does not have a GED or high school diploma.	Family Self-Sufficiency office	Public Housing and Section 8 residents
16	<u>Self-Help Workshops:</u> Teaches residents about restoring their credit and techniques to obtain home loans.	10-15 per class	Available to Family Self-Sufficiency participants, most are referred by their case manager	Family Self-Sufficiency office	Public Housing and Section 8 residents
17	<u>Tour of Homes:</u> The Housing Authority partners with area realtors and the Wilmington/New Hanover Community Development Corporation to give Family Self-Sufficiency participants an opportunity to view several homes in the city and find out about affordable	10-15 per tour	Available to Family Self-Sufficiency participants	Family Self-Sufficiency office	Public Housing and Section 8 residents
18	<u>Family Self-Sufficiency Orientation:</u> Orientation for new FSS participants who are referred to the Family Self-Sufficiency program by a manager or service provider. Second Thursday of each month.	10-15 residents	Available to new FSS applicants	Family Self-Sufficiency Office	Available to new FSS applicants

RESIDENT SERVICES AND PROGRAMS

<u>No.</u>	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
19	<u>Homebuyer Workshop:</u> Workshop to teach prospective homebuyers about purchasing a home.	20 residents	FSS Participants	Family Self-Sufficiency Office	FSS Participants
20	<u>Credit Counseling Workshop:</u> Budget and credit counseling workshop held by Credit Counselors of Wilmington once a month.	10-15 participants	FSS Participants	Family Self-Sufficiency Office	FSS Participants
21	<u>Computer Training:</u> Computer classes offered by Cape Fear Community College and Cape Fear Literacy Council for residents.	15-20 residents	FSS Participants	Family Self-Sufficiency Office	FSS Participants
22	<u>Driver's Education Class:</u> Classes for residents to learn how to drive and receive their driver's licenses. Taught by Farris Driving School.	15 participants	FSS Participants	Family Self-Sufficiency Office	FSS Participants

RESIDENT SERVICES AND PROGRAMS

<u>No.</u>	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
23	<u>Survival Skills Class:</u> Class that teaches basic life skills. Taught by the YWCA and NHC Community Action	15-20 residents	Available to all public housing residents.	Family Self-Sufficiency Office	Public Housing residents
24	<u>Community Living Skills/Leadership Workshop:</u> Workshop to teach residents mediation and leadership skills. Taught by Community Mediation and the YWCA.	10 participants	Available to all public housing residents.	Family Self-Sufficiency Office	Public Housing residents
25	<u>Jumpstart:</u> Program to assist individuals in obtaining their childcare certification.	5-10 residents	Available to all public housing residents.	Family Self-Sufficiency Office	Public Housing residents
26	<u>Small Business Tour:</u> A tour offered through the Community Development Corporation to give residents an opportunity to explore the possibilities of a small business.	5-10 participants	FSS Participants	Family Self-Sufficiency Office	FSS Participants

RESIDENT SERVICES AND PROGRAMS

No.	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
27	<u>CNA Classes:</u> Certified Nursing Assistant Classes offered to the residents.	15 participants	Available to all public housing residents.	Family Self-Sufficiency Office	Public Housing residents
28	<u>Job Fair:</u> Job fairs are held by local employment agencies for residents searching for employment.	25 participants	Available to all public housing residents.	Family Self-Sufficiency Office	Public Housing residents
29	<u>Family Literacy Training:</u> Training to teach individuals to read.	5-10 participants	Available to all public housing residents.	Family Self-Sufficiency Office	Public Housing residents
30	<u>Tutoring:</u> Resource available to help FSS youth with their studies.	10 participants	FSS Youth	Family Self-Sufficiency Office	FSS Youth
31	<u>Resident Transportation:</u> Provide transportation to residents in an attempt to remove the transportation barrier to assist them in achieving self-sufficiency, economic independence and personal development.	200+ residents	Open to all public housing and Section 8 residents	Family Self-Sufficiency Office	Public Housing and Section 8 residents

RESIDENT SERVICES AND PROGRAMS

<u>No.</u>	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
32	Employment Services: Program that refers public housing and Section 8 residents to employment and educational opportunities.	140 residents	Specific Criteria	Family Self-Sufficiency Office	Public Housing and Section 8
33	Bible Study program: Once a week program for seniors to participate in a bible study.	5-8 participants	Available to all Glover Plaza residents	Glover Plaza Management office	Residents at Glover Plaza
34	On-site Childcare: YWCA offers a childcare facility on-site at the Houston Moore development.	38 children	Waiting List	Houston Moore Management office	Public Housing residents
35	Pre-Occupancy Counseling: Monthly meeting for new move ins or residents of public housing that introduces them to public housing rules, reviews the lease, answers questions about paying the rent, reviews maintenance solutions and introduces them to the F	25-30 residents	Available to any public housing resident or new move-in	Management Center	Public Housing residents
36	Afterschool enrichment programs: Youth are given opportunities to participate in homework and study sessions and other educational programs.	30-40 youth	Available to all public housing youth	Recreation office	Public Housing residents
37	Bible Study: Residents hold a weekly bible study.	10-15 residents	Available at Glover Plaza, Hillcrest, Taylor Homes and Solomon Towers	Recreation office	Public Housing residents
38	Bingo: Elderly and disabled residents play Bingo once a month.	20 residents	Available to Taylor Homes and Hillcrest elderly and disabled public housing residents	Recreation office	Taylor Homes and Hillcrest Annexes

RESIDENT SERVICES AND PROGRAMS

<u>No.</u>	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
39	<u>Bookworm Program</u> : Reading Program for youth ages 6-16. Library books are donated for youth to read.	12-15 youth	Available to Houston Moore public housing youth	Recreation office	Youth living at Houston Moore
40	<u>Business Hour</u> : Residents receive assistance from the recreation staff in writing letters, solving bill problems or reading their daily mail.	Varies	Available to Taylor Homes and Hillcrest elderly and disabled public housing residents	Recreation office	Taylor Homes and Hillcrest Annexes
41	<u>Camp Kirkwood Camping Trip</u> : Elderly and disabled residents are taken each year to Camp Kirkwood for a variety of outdoor activities.	60 residents	Available to all elderly and disabled public housing residents	Recreation office	Public Housing residents
42	<u>Ceramic Class</u> : Program for seniors to meet once a week for a ceramic class.	10-12 residents	Available to all elderly and disabled residents at Solomon Towers	Recreation office	Public Housing residents
43	<u>Church Services</u> : Solomon Towers hosts a church service each Sunday for the residents	20-30 residents	Available to any Solomon Towers residents	Recreation office	Public Housing residents
44	<u>Coffee Hour</u> : Residents make coffee and sell it to raise money for the Resident Advisory groups.	20 residents	Available to Solomon Towers elderly and disabled public housing residents	Recreation office	Residents living at Solomon Towers
45	<u>Community Lunch</u> : Lunch program where elderly residents bring a covered dish lunch or work together to prepare a meal. Offered every day at lunch time.	10-12 residents	Available to all elderly and disabled residents of Taylor Homes	Recreation office	Public Housing residents
46	<u>Cooking/Nutrition classes</u> : Classes to teach youth about cooking and the value of eating healthy.	20-25 youth	Available to Houston Moore and Vesta Village public housing youth	Recreation office	Youth living at Houston Moore and Vesta Village
47	<u>Covered Dish Lunch</u> : A chance for residents to come together for food and fellowship on a monthly basis.	40 residents per site	Available to all elderly and disabled residents of Glover, Hillcrest, and Solomon Towers	Recreation office	Residents of Glover, Hillcrest and Solomon Towers

RESIDENT SERVICES AND PROGRAMS

No.	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
48	<u>Discount store/pharmacy shopping trips:</u> Elderly and disabled residents are taken once a month to the discount store and the pharmacy.	15 residents	Available to all elderly and disabled public housing residents	Recreation office	Public Housing residents
49	<u>Drug Prevention Class:</u> Games and activities are introduced to encourage drug awareness.	10-15 youth	Available to all public housing youth	Recreation office	Public Housing residents
50	<u>Exercise Class:</u> Class for elderly and disabled individuals that meets three days a week.	10-12 residents	Available to all elderly and disabled residents living at Hillcrest	Recreation office	Elderly residents living at Hillcrest
51	<u>Fellowship/Visitation:</u> Daily time for elderly and disabled residents to come together to visit and socialize.	12 residents	Available to all elderly and disabled residents living at Taylor Homes, Hillcrest and Solomon Towers	Recreation office	Elderly residents living at Taylor Homes, Hillcrest and Solomon Towers
52	<u>Free Play:</u> Youth choose the game and activity.	25-30 youth	Available to all public housing youth	Recreation office	Public Housing residents
53	<u>Games and Puzzle time:</u> Chance for elderly and disabled residents to interact and play games and work puzzles.	10 residents	Available to all elderly and disabled residents living at Taylor Homes and Hillcrest	Recreation office	Elderly residents at Taylor Homes and Hillcrest
54	<u>Grocery Run:</u> A weekly trip to the grocery store is provided to the elderly and disabled.	15-20 residents	Available to all elderly and disabled public housing residents	Recreation office	Public Housing residents
55	<u>Group games:</u> Table, board, and group games are played by youth living in the developments.	30-35 youth	Available to all public housing youth	Recreation office	Public Housing residents

RESIDENT SERVICES AND PROGRAMS

No.	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
56	<u>Holiday Celebrations:</u> Festive parties each holiday for the elderly and disabled.	15-30 residents	Available to all elderly and disabled public housing residents	Recreation office	Public Housing residents
57	<u>Holiday Parties:</u> Fun and festive parties each holiday for youth living on the developments	40-60 youth	Available to all public housing youth	Recreation office	Public Housing Youth
58	<u>Lunch Program:</u> New Hanover County Department of Aging provides a hot meal for elderly and disabled residents every day.	20 residents	Available to all elderly and disabled residents at Solomon Towers	Recreation office	Public Housing residents
59	<u>Mentoring and Tutoring programs:</u> A program for youth that need mentoring and tutoring assistance.	10-15 youth	Available to all public housing youth	Recreation office	Public Housing residents
60	<u>Movie afternoon:</u> Residents are shown a recent video.	12 residents	Available to Taylor Homes elderly and disabled public housing residents	Recreation office	Elderly living at Taylor Homes
61	<u>Needle work Class:</u> Program for seniors to meet once a week to learn needle work.	10 residents	Available to all elderly and disabled residents of Taylor, Glover, Solomon Towers and Hillcrest	Recreation office	Elderly residents of Taylor, Glover, Solomon Towers and Hillcrest
62	<u>Out to Eat:</u> Elderly and disabled residents are taken out to eat once a month.	15 residents	Available to all elderly and disabled public housing residents	Recreation office	Public Housing residents
63	<u>Plastic Canvas Class:</u> Program for seniors to meet several times a week to make plastic canvas items.	20 residents	Available to all elderly and disabled public housing residents	Recreation office	Public Housing residents

RESIDENT SERVICES AND PROGRAMS

No.	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
64	<u>Sewing Class:</u> Program for seniors to meet once a week for a sewing class.	10 residents	Available to Taylor Homes elderly and disabled public housing residents	Recreation office	Elderly living at Taylor Homes
65	<u>Shopping at Bread and Seafood outlets:</u> Elderly and disabled residents are taken once a month to the bread and seafood outlets.	15 residents	Available to all elderly and disabled public housing residents	Recreation office	Public Housing residents
66	<u>Sports/field day competition:</u> Senior sports day with tailored activities for the elderly and disabled residents.	30-40 residents	Available to all elderly and disabled public housing residents	Recreation office	Public Housing residents
67	<u>Spring Gala:</u> Annual festive programs for the elderly and disabled; such as, Summer Ball, Luau, Roaring 20's, and a 50's Sock Hop.	75-80 residents	Available to all elderly and disabled public housing residents	Recreation office	Public Housing residents
68	<u>Structured Educational programs:</u> A variety of educational programs; such as, money management classes, career fairs, and college fairs.	25-30 youth	Available to all public housing youth	Recreation office	Public Housing residents
69	<u>Video/television time:</u> Daily time for elderly and disabled residents to watch a movie or television together.	12-15 residents	Available to all elderly and disabled public housing residents	Recreation office	Public Housing residents
70	<u>Resident Advisory Council:</u> Meetings held monthly to give housing authority staff, residents and community leaders a venue for discussion of issues pertaining to residents of public housing and Section 8 and to make recommendations regarding WHA's policies	20-25 residents and staff	Open to all public housing and Section 8 residents	Resident Services office	Public Housing and Section 8 residents

RESIDENT SERVICES AND PROGRAMS

No.	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
71	<u>Resident Organizations:</u> Meetings held once a month for residents at each participating development to discuss issues pertinent to their development and surrounding community.	7-30 participants	Open to all public housing residents	Resident Services office	Public Housing residents
72	<u>Yard of the Month Program:</u> One resident from each housing development is awarded a \$25 check for having the yard of the month.	One per development	Open to all public housing residents	Resident Services office	Public Housing residents
73	<u>Foster Grandparents Program:</u> A retired and senior volunteer program for individuals over 60 years old with a desire to become a part of a beautiful group of caring individuals who have discovered the joy of helping children become confident, happy and lo	1 resident	Open to all seniors in public housing, Section 8, and the community	Resident Services office	Public Housing and Section 8 residents
74	<u>Basic Computer Classes:</u> Six week computer class offered at Hillcrest. Training in basic computer operations. Partnered with Cape Fear Community College.	12 residents	Open to all public housing and Section 8 residents	Resident Services office	Public Housing and Section 8 residents
75	<u>Resident Community Watch:</u> Residents serve as volunteers to ensure safety and maintain security in their building. Residents have organized several community watch programs throughout their developments with the assistance of the Wilmington Police Depart	366 residents	Open to all public housing and Section 8 residents	Resident Services office	Public Housing and Section 8 residents
76	<u>Resident Officers Training:</u> Resident Organization officer's training in "how to conduct a meeting" and "Robert's Rules of Order"	15 residents	Open to all resident organization officers	Resident Services office	Public Housing residents

RESIDENT SERVICES AND PROGRAMS

No.	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
77	<u>Certificate of Good Housekeeping:</u> Certificate awarded to residents that have been recommended by the Maintenance Department for superlative housekeeping.	87 residents	Open to all public housing residents	Resident Services office	Public Housing residents
78	<u>Welcome Buckets:</u> Buckets including mops and cleaning supplies also cleaning tips distributed to each new (never previously lived in WHA) resident at move in.	Tentatively to begin January 2002	Residents who have never lived at a WHA property	Resident Services office	Public Housing residents
79	<u>Yard of the Year Contest:</u> A spin-off from the Yard of the Month Program. All yard of the month winners will compete for the yard of the year award. The winners' names will be drawn, one from each housing development. The award is a \$100 check.	One per development	Open to all previous yard of the month winners	Resident Services office	Public Housing residents
80	<u>Best Christmas Decoration Contest:</u> Residents will vote at the end of December for the resident that had the best Christmas decorations. The residents will cast their votes in the suggestion box in the manager's office. The award is a \$100 check.	One per development	Open to all residents that decorate for Christmas	Resident Services office	Public Housing residents
81	<u>WHA Honors Program:</u> Youth in grades K-12 that are on the AB honor role.	Tentatively to begin January 2001	Public Housing youth grades K-12	Resident Services office	Public Housing Youth
82	<u>Fire Safety meetings:</u> Solomon Towers residents participate in monthly fire safety meetings to keep their development safe and their residents aware of the latest fire safety measures.	10-15 residents	Available to any Solomon Towers residents	Solomon Towers Management office	Public Housing residents
83	<u>Reaching Hearts program:</u> Program for seniors to make puppets and practice skits to perform at the local nursing homes.	10-15 residents	Available to any Solomon Towers residents	Solomon Towers Management office	Public Housing residents

RESIDENT SERVICES AND PROGRAMS

No.	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
84	<u>Aerobics Class:</u> Aerobics class is taught Monday - Thursday.	10-15 residents	Available to residents living at Hillcrest	Hillcrest Resident Organization	Hillcrest Residents
85	<u>Computer Class:</u> Computer class is taught Monday, Tuesday, and Wednesday evenings.	10-15 residents	Available to residents living at Hillcrest	Hillcrest Resident Organization	Hillcrest Residents
86	<u>GED Class:</u> GED classes are taught Tuesday and Thursday evenings.	10-15 residents	Available to residents living at Hillcrest	Hillcrest Resident Organization	Hillcrest Residents
87	<u>Damascus Road Outreach Ministry:</u> Bible study for residents on Wednesday evening.	5-8 residents	Available to residents living at Hillcrest	Hillcrest Resident Organization	Hillcrest Residents
88	<u>YMCA Youth Fitness:</u> Class for youth on Saturday evenings.	20-25 youth	Available to youth living at Hillcrest	Hillcrest Resident Organization	Hillcrest Youth
89	<u>Pathfinders:</u> Bible study for residents on Tuesday and Thursday in the morning.	5-8 residents	Available to residents living at Hillcrest	Hillcrest Resident Organization	Hillcrest Residents
90	<u>Child Nutrition Lunch:</u> Lunches for children during the summer Monday through Friday.	25-30 youth	Available to youth living at Hillcrest	Hillcrest Resident Organization	Hillcrest Youth
91	<u>YWCA Modern Dances:</u> Dance classes are taught on Saturday mornings.	10-15 residents	Available to residents living at Hillcrest	Hillcrest Resident Organization	Hillcrest Residents
92	<u>Young Modeling Class:</u> Modeling classes to be taught to Youth	15-20 residents	Interest Meeting held September 29, 2001	Hillcrest Resident Organization	Hillcrest Youth ages 6-17

RESIDENT SERVICES AND PROGRAMS

<u>No.</u>	<u>Program Name and Description</u>	<u>Estimated Size</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
93	Hillcrest Computer Lab: Computer classes taught two days per week	10 per class	Available to all residents	Hillcrest Resident Organization	Public Housing Residents

Capital Fund Program Annual Statement
Parts I, II, and III

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number: NC19P00150201 FFY of Grant Approval: 2002

☒ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$ -
2	1406 Operations	\$ 220,850.00
3	1408 Management Improvements	\$ 130,000.00
4	1410 Administration	\$ 220,200.00
5	1411 Audit	\$ -
6	1415 Liquidated Damages	\$ -
7	1430 Fees and Costs	\$ 195,250.00
8	1440 Site Acquisition	\$ -
9	1450 Site Improvement	\$ 65,000.00
10	1460 Dwelling Structures	\$ 1,224,212.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$ 62,000.00
12	1470 Nondwelling Structures	\$ 205,000.00
13	1475 Nondwelling Equipment	\$ 50,000.00
14	1485 Demolition	\$ -
15	1490 Replacement Reserve	\$ -
16	1492 Moving to Work Demonstration	\$ -
17	1495.1 Relocation Costs	\$ 25,000.00
18	1498 Mod Used for Development	\$ -
19	1502 Contingency	\$ -
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 2,397,512.00
21	Amount of line 19 Related to LBP Activities	\$ 26,000.00
22	Amount of line 19 Related to Section 504 Compliance	\$ 85,000.00
23	Amount of line 19 Related to Security	\$ -
24	Amount of line 19 Related to Energy Conservation Measures	\$ 502,050.00

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Operations	1406	\$ 220,850.00
HA-Wide	Computer Software - CGP	1408	\$ 5,000.00
HA-Wide	Computer Software - Mgmt Improv	1408	\$ 5,000.00
HA-Wide	Management Improvements	1408	\$ 45,000.00
HA-Wide	Section 3 Annual Budget	1408	\$ 15,000.00
HA-Wide	Section 3/ESF Position	1408	\$ 40,000.00
HA-Wide	Sundry Expenses	1408	\$ 2,500.00
HA-Wide	Training - CGP	1408	\$ 10,500.00
HA-Wide	Training - Mgmt Improvements	1408	\$ 7,000.00
HA-Wide	Administrative Expenses (Office exp.)	1410	\$ 30,000.00
HA-Wide	Legal Fees	1410	\$ 1,200.00
HA-Wide	Office Lease	1410	\$ 24,000.00
HA-Wide	Salaries/Benefits	1410	\$ 145,000.00
HA-Wide	Travel Expenses - CGP	1410	\$ 10,000.00
HA-Wide	Travel Expenses - Mgmt	1410	\$ 10,000.00
HA-Wide	Architectural/Engineering Fees	1430	\$ 40,000.00
HA-Wide	LBP and Asbestos Consultant	1430	\$ 10,000.00
HA-Wide	LBP and Asbestos Insurance	1430	\$ 16,000.00
HA-Wide	Salaries/Benefits	1430	\$ 129,250.00
HA-Wide	HA-Wide Asbestos Abatement	1460	\$ 40,000.00
HA-Wide	Salaries/Benefits - Field Project Managers	1460	\$ 45,000.00
HA-Wide	Ranges / Refrigerators	1465	\$ 50,000.00
HA-Wide	Warehouse Expense	1470	\$ 60,000.00
HA-Wide	Computer Equipment - CGP	1475	\$ 10,000.00
HA-Wide	Computer Equipment - Mgmt Improv	1475	\$ 10,000.00
HA-Wide	Force Account Equipment	1475	\$ 5,000.00
HA-Wide	Vehicle Purchases for Mod Program	1475	\$ 25,000.00
NC1-1R Nesbitt Courts	Patch and Paint Interior Walls	1460	\$ 40,000.00
NC1-1R Nesbitt Courts	Repairs to Boilers / Steam Lines	1470	\$ 30,000.00
NC1-2R Taylor Homes	Section 504 Sitework	1450	\$ 25,000.00
NC1-2R Taylor Homes	Sitework / Landscaping	1450	\$ 5,000.00
NC1-2R Taylor Homes	General Unit Upgrades	1460	\$ 90,000.00
NC1-2R Taylor Homes	Bathroom Renovations	1460	\$ 90,000.00
NC1-2R Taylor Homes	Replace Heating System	1460	\$ 187,550.00
NC1-2R Taylor Homes	Kitchen Renovations	1460	\$ 75,000.00

Annual Statement**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NC1-2R Taylor Homes	Asbestos Abatement	1460	\$ 7,500.00
NC1-2R Taylor Homes	504 Unit Compliance	1460	\$ 60,000.00
NC1-2R Taylor Homes	Repair Gas Lines	1470	\$ 115,000.00
NC1-2R Taylor Homes	Relocation	1495	\$ 25,000.00
NC1-4 Houston Moore	Landscaping / Site Improvements	1450	\$ 35,000.00
NC1-5 Hillcrest	Patch and Paint Interior Walls	1460	\$ 35,000.00
NC1-5 Hillcrest	Replace Hot Water Heaters	1460	\$ 10,000.00
NC1-6 Elderly Annexes	Roof and Gutter Replacement	1460	\$ 100,000.00
NC1-7 Solomon Towers	Asbestos Abatement	1460	\$ 20,000.00
NC1-7 Solomon Towers	Replace Kitchen Cabinets	1460	\$ 131,662.00
NC1-8A Creekwood South	Electrical Upgrades	1460	\$ 292,500.00
NC1-8A Creekwood South	Electric Ranges	1465	\$ 12,000.00

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-Wide 1406	March 31, 2004	September 30, 2005
HA-Wide 1408	March 31, 2004	September 30, 2005
HA-Wide 1410	March 31, 2004	September 30, 2005
HA-Wide 1430	March 31, 2004	September 30, 2005
HA-Wide 1460	March 31, 2004	September 30, 2005
HA-Wide 1470	March 31, 2004	September 30, 2005
HA-Wide 1475	March 31, 2004	September 30, 2005
NC19P001001R - Nesbitt Courts	March 31, 2004	September 30, 2005
NC19P001002R - Taylor Homes	March 31, 2004	September 30, 2005
NC19P001003 - Jervay Place	March 31, 2004	September 30, 2005
NC19P001004 - Houston Moore	March 31, 2004	September 30, 2005
NC19P001005 - Hillcrest Apartments	March 31, 2004	September 30, 2005
NC19P001006 - Housing for the Elderly	March 31, 2004	September 30, 2005
NC19P001007 - Solomon Towers	March 31, 2004	September 30, 2005
NC19P001008A - Creekwood South	March 31, 2004	September 30, 2005
NC19P001008B - Rankin Terrace	March 31, 2004	September 30, 2005
NC19P001008C - Vesta Village	March 31, 2004	September 30, 2005

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Wilmington, NC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00150100		Federal FY of Grant: FFY-2000	
Original Annual Statement		Reserve for Disasters/ Emergencies		Revised Annual Statement (revision no:)	
X Performance and Evaluation Report for Period Ending: 9/30/01				Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$71,610.00	\$71,610.00	\$ -	\$ -
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 1-19)	\$71,610.00	\$71,610.00	\$ -	\$ -
21	Amount of Line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of Line 20 Related to Section 504 compliance	\$ -	\$ -	\$ -	\$ -
23	Amount of Line 20 Related to Security –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -
26	Collateralization Expenses or Debt Service	\$ -	\$ -	\$ -	\$ -

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: The Housing Authority of the City of Wilmington, NC		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NC19R00150101		Federal FY of Grant: FFY-2001	
Original Annual Statement		Reserve for Disasters/ Emergencies		Revised Annual Statement (revision no:)	
X Performance and Evaluation Report for Period Ending: 9/30/01				Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ -	\$ -	\$ -	\$ -
3	1408 Management Improvements Soft Costs	\$ -	\$ -	\$ -	\$ -
	Management Improvements Hard Costs	\$ -	\$ -	\$ -	\$ -
4	1410 Administration	\$ -	\$ -	\$ -	\$ -
5	1411 Audit	\$ -	\$ -	\$ -	\$ -
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ -	\$ -	\$ -
9	1450 Site Improvement	\$ -	\$ -	\$ -	\$ -
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ -	\$ -	\$ -	\$ -
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -
15	1490 Replacement Reserve	\$ -	\$ -	\$ -	\$ -
16	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -
17	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -
18	1499 Development Activities	\$255,766.00	\$255,766.00		
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant: (sum of lines 1-19)	\$255,766.00	\$255,766.00	\$ -	\$ -
21	Amount of Line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -
22	Amount of Line 20 Related to Section 504 compliance	\$ -	\$ -	\$ -	\$ -
23	Amount of Line 20 Related to Security –Soft Costs	\$ -	\$ -	\$ -	\$ -
24	Amount of Line 20 related to Security-- Hard Costs	\$ -	\$ -	\$ -	\$ -
25	Amount of Line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -
26	Collateralization Expenses or Debt Service	\$ -	\$ -	\$ -	\$ -

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

[illegible]

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

Part III: Implementation Schedule

[illegible]

Component 3, (6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule?
If no, this section is complete
- b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments: